

Draft

**NORTH ROSEVILLE
SPECIFIC PLAN
AND DESIGN GUIDELINES**

Phase 1 and Future Phase 2

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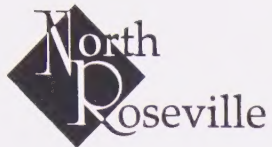
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Prepared for The City of Roseville

June 11, 1997



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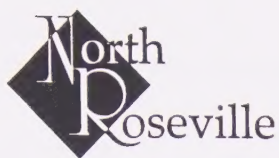


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1. INTRODUCTION

1.1 THE SPECIFIC PLAN AREA

The North Roseville Specific Plan is a two-phased, comprehensive plan which will guide the urbanization of 1,387.9 acres in a mix of residential neighborhoods, schools, parks, open space, commercial and office uses. The plan area includes all properties in the north and west side of the City of Roseville not currently zoned for urban use or previously included in a specific plan. One objective of this specific plan is to complete the land use and infrastructure planning for this area of the city.

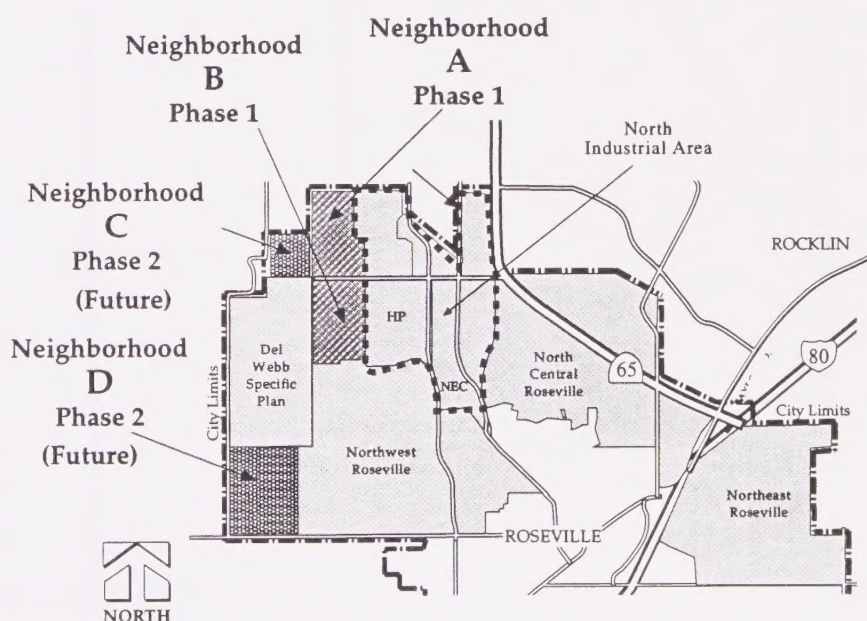
The Specific Plan combines a land use and circulation plan, affordable housing program, resource management strategy, development standards and an integral, comprehensive infrastructure plan in a single document tailored to the North Roseville area.

approval of this specific plan the Diamond Creek, Eskaton and Mourier 140 properties were zoned for industrial use. The Woodcreek North property was designated Urban Reserve.

Phase 2 totals 653.6 acres consisting of the Walaire 160 property just north of the Del Webb Specific Plan and the Woodcreek West property located south of Del Webb. These properties are designated urban reserve.

Land use and zoning entitlements provided by the NRSP differ between Phase 1 and 2. Phase 1 includes full land use entitlements including a general plan amendment, specific plan amendment, rezone, design guidelines and development agreement. This permits

FIGURE 1-1
LOCAL AREA MAP

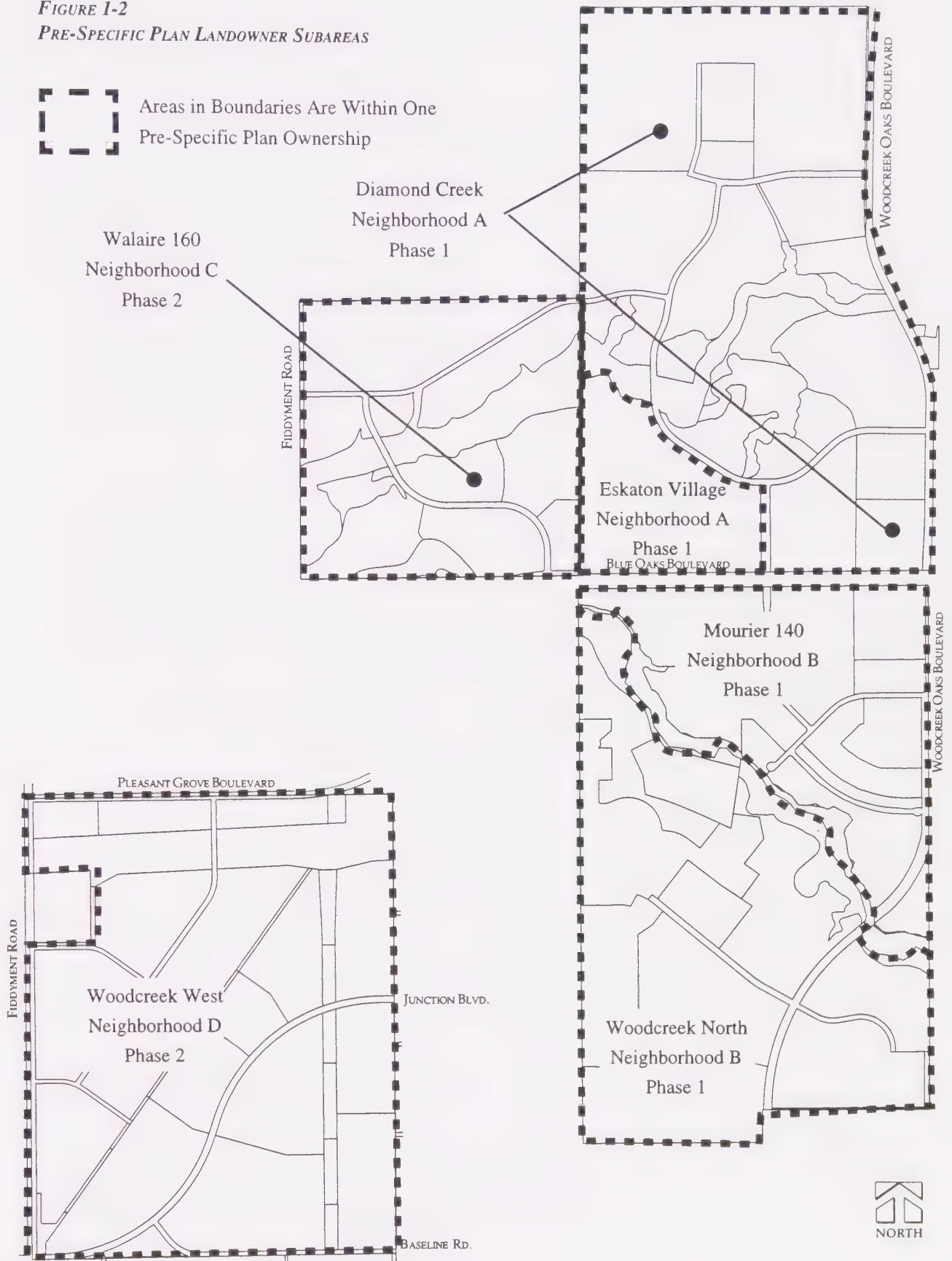


1.2 PHASED ENTITLEMENTS

The Specific Plan is organized in two phases (Phase 1 & 2) as shown in Figure 1-1. Figure 1-2 contains a pre-specific plan landowner diagram.

Phase 1 encompasses 734.3 acres, with the Diamond Creek and Eskaton properties forming Neighborhood A. The Mourier 140 and Woodcreek North properties form Neighborhood B. Prior to

FIGURE 1-2
PRE-SPECIFIC PLAN LANDOWNER SUBAREAS



development of the site to proceed through approval of subsequent development entitlements such as subdivision maps and design review permits.

Phase 2 of the Specific Plan retains Urban Reserve land use and zoning. A conceptual land use plan has been included for Phase 2 to facilitate comprehensive environmental review, allow for coordinated land use and infrastructure planning, and facilitate potential future consideration of entitlements. Granting of land use, zoning, and other entitlements to Phase 2 would require future approval by the Planning Commission and City Council, including amendment to this Specific Plan and approval of development agreements.

1.3 PROJECT OBJECTIVES

The fundamental objective of the project is to provide a high quality residential area integrated with the native oak woodlands and creek amenities and with supporting parks, schools and commercial services near the major regional employment area in Roseville.

The specific objectives of the Specific Plan are:

- Objective 1: Provide public services to meet the needs of development within the plan.*
- Objective 2: Incorporate and preserve the oak woodlands which provide a distinct identity, sense of organization and order for the plan area.*
- Objective 3: Provide a housing supply near employment centers in the northwest area of the city to enhance the potential for jobs/housing balance and to minimize trip length for employees.*
- Objective 4: Provide a range of housing types and densities that include dwellings affordable to households in a variety of income categories and special residential and care facilities for seniors.*

Objective 5: Provide space for retail, commercial, and professional land use to serve the plan area residents and the general public.

Objective 6: Enhance neighborhoods by integrating natural areas through visual and pedestrian links and protect the woodland and creek environment in open space and parks.

Objective 7: Provide a pedestrian and bicycle path system and access to public transit to encourage residents to minimize auto use.

Objective 8: Complete the land use and infrastructure planning for the northwestern portion of the City.

1.4 RELATED DOCUMENTS

The supporting documents listed below play a key role in the implementation of the North Roseville Specific Plan. These documents will be used in conjunction with the specific plan to ensure full implementation of General Plan goals and policies.

Environmental Impact Report

The NRSP Environmental Impact Report (EIR) was certified concurrent with the adoption of the specific plan. The EIR examines the environmental impacts of both Phase 1 and future Phase 2 of the proposed plan and focuses on changes in the environment that would result from implementation of the plan. The EIR identifies mitigation measures as appropriate to reduce significant impacts and incorporates a Mitigation Monitoring Plan. The EIR examines all elements of the project including planning, construction and operation. In accordance with CEQA, it is intended that the NRSP EIR form the environmental basis for approval of subsequent development within and in compliance with this specific plan.

Development Agreements

The City and each individual Phase 1 property owner have executed a project development agreement in accordance with Sections 65864 through 65869.5 of the Government Code of California, as implemented through Article V, Chapter 19.84 of the Roseville Zoning Ordinance. Each project development agreement sets forth needed infrastructure improvements, park dedication requirements, timing and method for financing improvements and other specific performance obligations of the property owner and the City of Roseville as such obligations relate to the development of the individual properties within the plan. Development Agreements for future Phase 2 properties will be entered into if and when the City approves entitlements on these properties.

Both the NRSP Environmental Impact Report and Development Agreements are bound separately from the Specific Plan, and are available from the City of Roseville Planning Department.

1.5 LEGAL AUTHORITY

The City of Roseville, as a charter city, adopts this Specific Plan by a procedure that is consistent with its General Plan and with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. All subsequent projects within the plan area (including subdivisions, use permits, design review permits and public works projects), must be consistent with this Specific Plan and the City General Plan.



2. LAND USE

2.1 LAND USE SUMMARY AND CONCEPT

2.1.1 Land Use Summary

The North Roseville Specific Plan proposes a mix of residential neighborhoods, schools, parks, and supporting commercial land uses adjacent to a major regional employment center. The proposed land uses are predominantly residential, recreation and open space. The plan also includes sites for retail and professional services. Among these are unique opportunities for specialty retail, restaurants and office uses overlooking the natural creeks adjacent to the proposed Diamond Creek Park and Pleasant Grove Park. Phase 1 proposes 2,474 dwelling units (including 400 attached housing units in the Eskaton Village) on 734 acres. Phase 2 is designated urban reserve, but includes a conceptual land use plan which proposes 2,575 dwelling units on the remaining 653.6 acres, for a total of 5,049 dwelling units on 1,387.9 acres at full build out. Table 2-1 contains a summary of land uses for both Phase 1 and Phase 2.

2.1.2 Land Use Concept

The land use is intended to reinforce neighborhood identity and sense of community through special characteristics and distinct attributes which include:

Neighborhood Organization

The organization of the plan is established in each neighborhood through the mix of residential and neighborhood support uses. The neighborhoods include single family and multi-family dwellings,

TABLE 2-1
SUMMARY OF LAND USE

PHASE 1

Eskaton Village, Diamond Creek Woodcreek North and Mourier 140		
<i>Land Use</i>	<i>Net Acreage</i>	<i>Units</i>
Low Density Residential (LDR)	370.9	1,654
Medium Density Residential (MDR)	18.9	155
High Density Residential (HDR)	15.4	265
Community Commercial (CC)	93.8	
Eskaton Village (52.1 ac)		400
Business Professional(BP)	4.4	
Park (PR)	79.2	
Public/Quasi-Public (P/QP)	39.6	
Open Space (OS)	80.2	
Major Road ROW	31.9	
Subtotal Phase 1	734.3	2,474

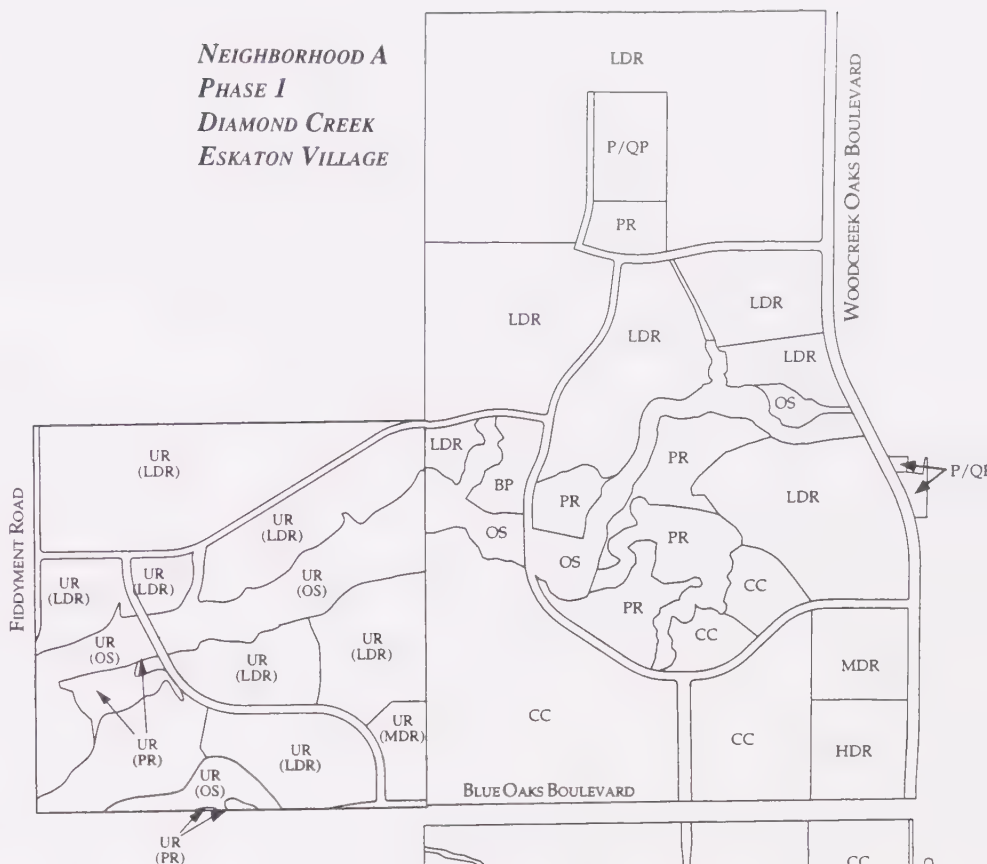
PHASE 2

Woodcreek West and Walaire 160		
<i>Conceptual Land Use</i>	<i>Net Acreage</i>	<i>Units</i>
UR (Low Density Residential-LDR)	392.4	1,835
UR (Medium Density Residential-MDR)	36.3	294
UR (High Density Residential-HDR)	22.5	446
UR (Community Commercial-CC)	6.9	
UR (Park-PR)	29.6	
UR (Public/Quasi-Public-P/QP)	15.4	
UR (Open Space-OS)	111.7	
UR (Major Road ROW)	38.8	
Subtotal Phase 2	653.6	2,575
Total Phase 1 & Phase 2	1387.9	5,049

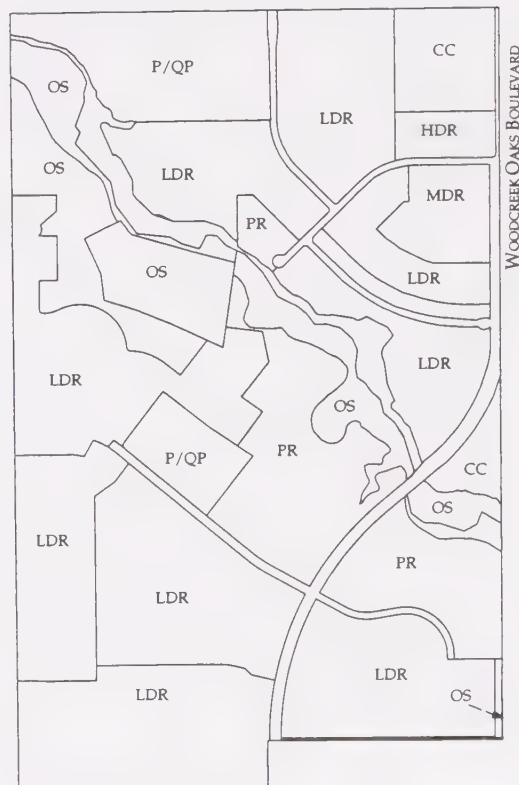
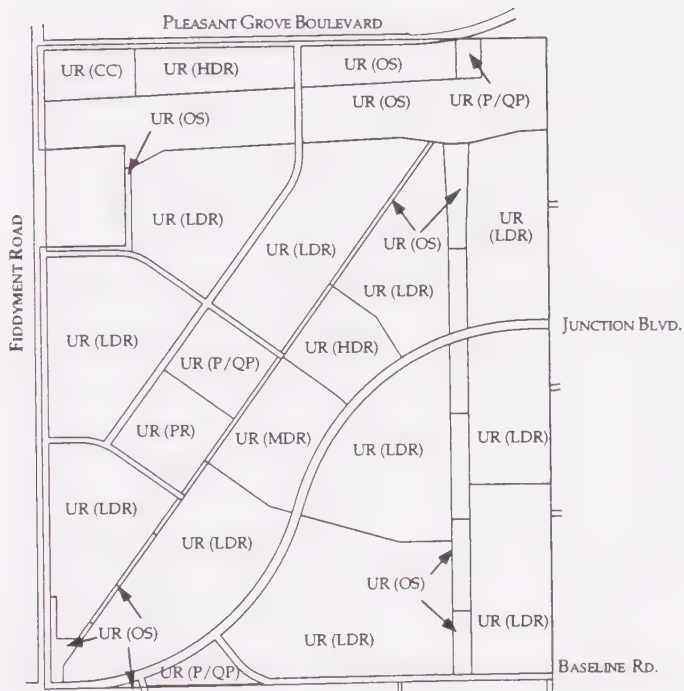
FIGURE 2-1
PLAN AREA LAND USE MAP

**NEIGHBORHOOD A
PHASE I
DIAMOND CREEK
ESKATON VILLAGE**

**NEIGHBORHOOD C
PHASE 2 (FUTURE)
WALAIRE 160**



**NEIGHBORHOOD D
PHASE 2 (FUTURE)
WOODCREEK WEST**



**NEIGHBORHOOD B
PHASE I
WOODCREEK NORTH
MOURIER 140**



senior housing, schools, open space, commercial, business-professional, parks and service uses. Schools, parks and neighborhood commercial centers serve as focal points and activity centers. Neighborhoods are defined by strong edges, natural features and logical circulation systems providing clear organization and order.

Pedestrian and Public Transit Access

The neighborhoods are small (less than one mile in their longest dimension) providing residents the opportunity to walk to open space, schools, parks and neighborhood commercial centers without crossing major arterial streets. An extensive pedestrian network is intended to encourage pedestrian and bicycle use throughout the neighborhoods. The potential for public transit to effectively serve the plan area is enhanced by locating the highest housing density, senior housing and the neighborhood commercial areas near collector and arterial roadways.

Preservation/Enhancement of Open Space

The oak woodlands and creek corridors are the most notable elements and will be the signature of the plan. These creeks provide visual and recreational amenities, natural resource preservation and enhancement, natural drainage, and a key component of the pedestrian and bike pathway system. Access or views to open space is a key consideration of the plan and is encouraged through single loaded street design and cul-de-sac openings adjacent to open space areas. Pedestrian access corridors, pedestrian promenades, and enhanced landscaped corridors are also provided to facilitate pedestrian access to open space.

Eskaton Village

Eskaton Village, Roseville, will be a campus-like setting encompassing several levels of residential and institutional services for seniors in a manner that supports wellness, encourages independence and enhances the continuum of care. Proposed accommodations, include single- and multi-story configurations, connected by interior roads and walking paths within clustered or attached residences, apartments, assisted living apartments, a nursing facility and an adult day care center. A community center, forming the hub of the campus, will house major common areas and administrative offices. Landscaped grounds will encourage both active (e.g. walking, croquet, gardening) and passive (observational) recreation.

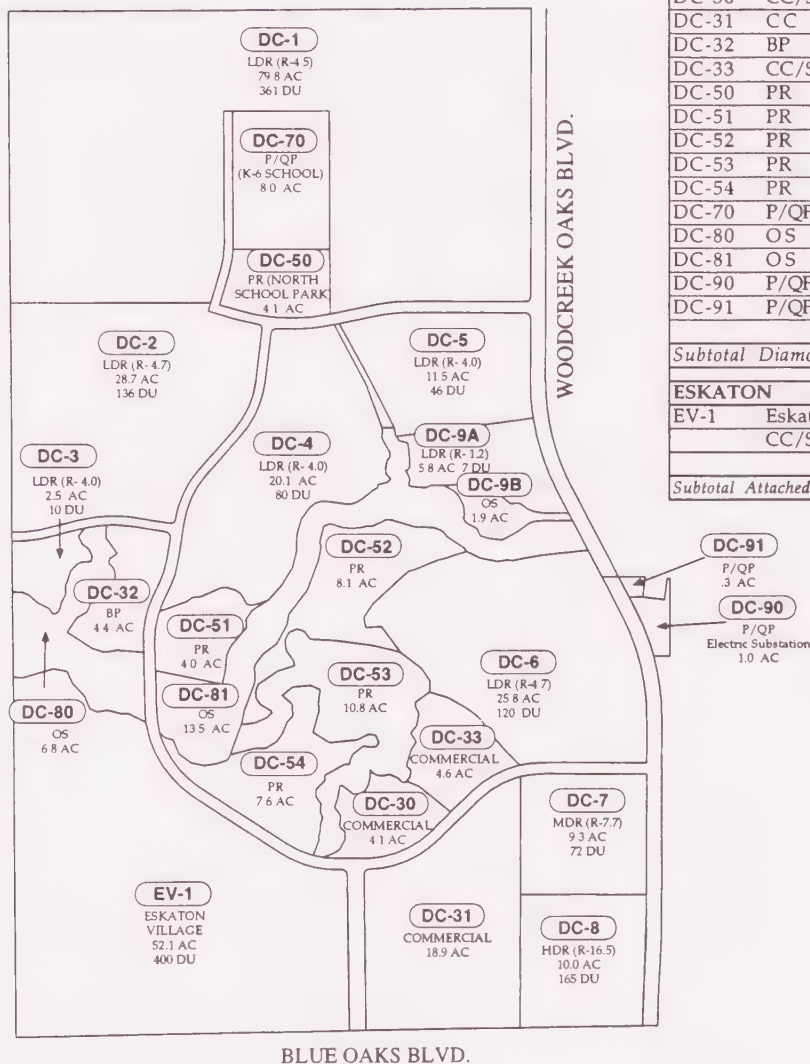
2.2 ENTITLEMENT PHASING

Land use and zoning entitlements provided by the North Roseville Specific Plan differs between Phase 1 and 2. Phase 1 includes full land use entitlements including a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone, Design Guidelines and Development Agreement. This permits development of the site to proceed through approval of subsequent development entitlements such as subdivision maps and design review permits.

Phase 2 of the Specific Plan retains Urban Reserve land use and zoning. A conceptual land use plan is included for Phase 2 to facilitate comprehensive environmental review, allow for coordinated land use and infrastructure planning, and facilitate potential future consideration of entitlements. Granting of land use and zoning entitlements to Phase 2 would require future approval of a GPA, SPA, Rezone, Design Guidelines, Development Agreement and other related entitlements by the Planning Commission and the City Council.

TABLE 2-2
PHASE I: NEIGHBORHOOD A
LAND USE BY PARCEL

FIGURE 2-2
PHASE I NEIGHBORHOOD A LAND USE MAP

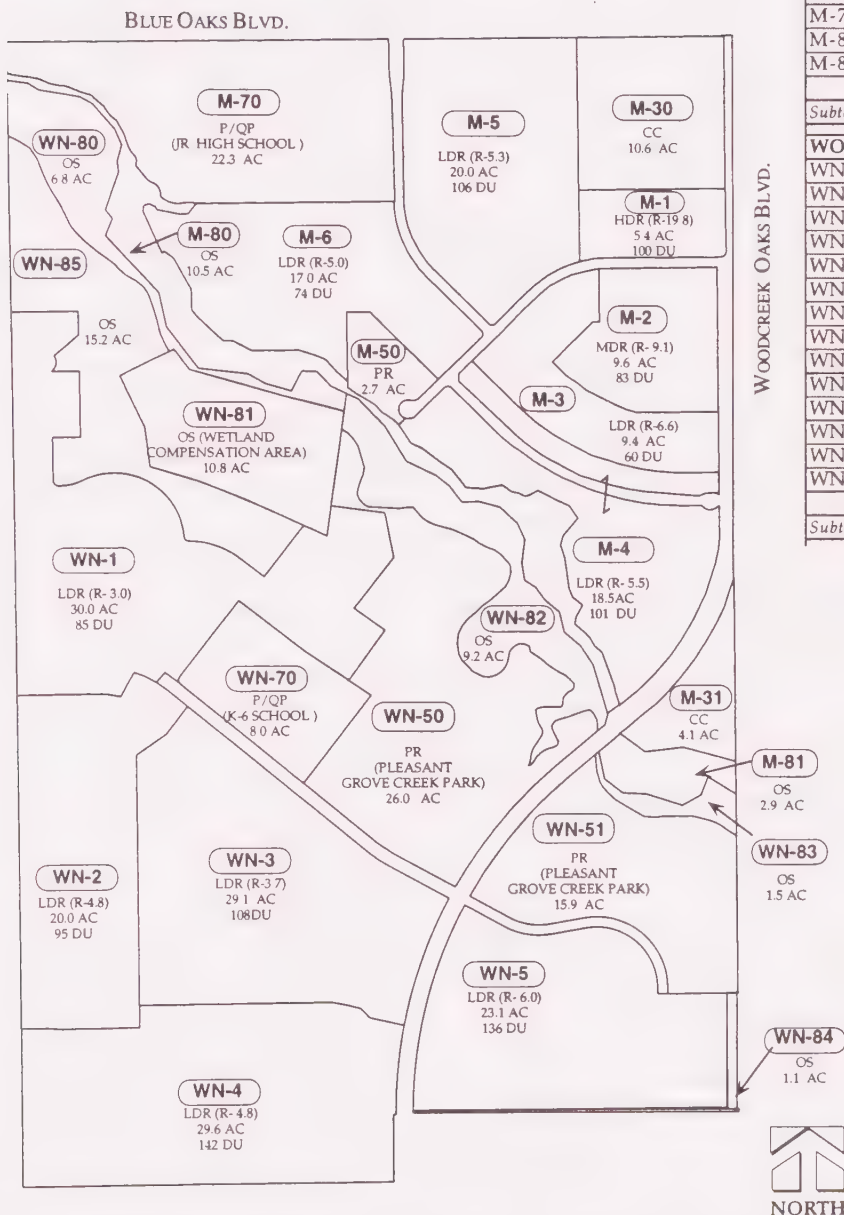


Eskaton Village Roseville, Diamond Creek					
Land Use by Parcel Table					
Parcel	Zoning	Land Use	Density	Net Acreage	Units
DIAMOND CREEK					
DC-1	R1	LDR	4.5	79.8	361
DC-2	R1	LDR	4.7	28.7	136
DC-3	R1	LDR	4.0	2.5	10
DC-4	R1	LDR	4.0	20.1	80
DC-5	R1	LDR	4.0	11.5	46
DC-6	RS	LDR	4.7	25.8	120
DC-7	RS/DS	MDR	7.7	9.3	72
DC-8	R3	HDR	16.5	10.0	165
DC-9A	PD	LDR	1.2	5.8	7
DC-9B	OS	Open Space		1.9	
DC-30	CC/SA	Community Commercial		4.1	
DC-31	CC	Community Commercial		18.9	
DC-32	BP	Business-Professional		4.4	
DC-33	CC/SA	Community Commercial		4.6	
DC-50	PR	North School Park		4.1	
DC-51	PR	Diamond Creek Park		4.0	
DC-52	PR	Diamond Creek Park		8.1	
DC-53	PR	Diamond Creek Park		10.8	
DC-54	PR	Diamond Creek Park		7.6	
DC-70	P/QP	Elementary School		8.0	
DC-80	OS	Open Space		6.8	
DC-81	OS	Open Space		13.5	
DC-90	P/QP	Electric Substation		1.0	
DC-91	P/QP			0.3	
ROW - Diamond Creek				17.2	
Subtotal Diamond Creek				308.8	997
ESKATON					
EV-1		Eskaton Village			
	CC/SA	Community Commercial		52.1	400
ROW - Eskaton				0.0	
Subtotal Attached Housing Units				52.1	400



TABLE 2-3
PHASE I: NEIGHBORHOOD B
LAND USE BY PARCEL

FIGURE 2-3
PHASE I NEIGHBORHOOD B LAND USE MAP



Woodcreek North and Mourier 140					
Land Use by Parcel Table					
Parcel	Zoning	Land Use	Density	Net Acreage	Units
MOURIER 140					
M-1	R3	HDR	18.5	5.4	100
M-2	RS/DS	MDR	8.6	9.6	83
M-3	RS/DS	LDR	6.4	9.4	60
M-4	R1/DS	LDR	4.8	18.5	88
M-5	R1/DS	LDR	5.3	20.0	106
M-6	R1/DS	LDR	4.4	17.0	74
M-30	CC	Community Commercial		10.0	
M-31	CC	Community Commercial		4.1	
M-50	PR	Park		2.7	
M-70	P/QP	Jr. High School		22.3	
M-80	OS	Open Space		10.5	
M-81	OS	Open Space		2.9	
ROW - Mourier 140				8.1	
Subtotal Mourier 140				140.5	511
WOODCREEK NORTH					
WN-1	R1	LDR	2.8	30.0	85
WN-2	R1	LDR	4.8	20.0	95
WN-3	R1	LDR	3.7	29.1	108
WN-4	R1/DS	LDR	4.8	29.6	142
WN-5	RS/DS	LDR	5.9	23.1	136
WN-50	PR	Park		26.0	
WN-51	PR	Park		15.9	
WN-80	OS	Open Space		6.8	
WN-81	OS	Wetland Compensation		10.8	
WN-82	OS	Open Space		9.2	
WN-83	OS	Open Space		1.5	
WN-84	OS	Open Space		1.1	
WN-85	OS	Open Space		15.2	
WN-70	P/QP	Elementary School		8.0	
ROW - Woodcreek North				6.6	
Subtotal Woodcreek North				232.9	566

TABLE 2-4
PHASE 2: NEIGHBORHOOD C
CONCEPTUAL LAND USE BY PARCEL

Mourier 160					
Conceptual Land Use by Parcel Table					
Parcel	Zoning	Land Use	Density	Net Acreage	Units
Mourier 160 (Neighborhood C)					
W-1	UR	UR (LDR)	5.0	33.5	168
W-2	UR	UR (LDR)	3.1	3.2	10
W-3	UR	UR (LDR)	4.7	15.6	73
W-4	UR	UR (MDR)	7.2	14.4	104
W-5	UR	UR (LDR)	5.0	13.7	68
W-6	UR	UR (LDR)	5.4	9.9	53
W-7	UR	UR (MDR)	10.0	5.0	50
W-8	UR	UR (LDR)	4.9	7.2	35
W-50	UR	UR (Park)		13.0	
W-51	UR	UR (Park)		0.4	
W-52	UR	UR (Park)		0.3	
W-53	UR	UR (Park)		3.9	
W-80	UR	UR (Open Space)		17.5	
W-81	UR	UR (Open Space)		10.0	
W-82	UR	UR (Open Space)		4.8	
ROW - Mourier 160				8.6	
				161.0	561

FIGURE 2-4
PHASE 2 NEIGHBORHOOD C
CONCEPTUAL LAND USE MAP
(FUTURE)

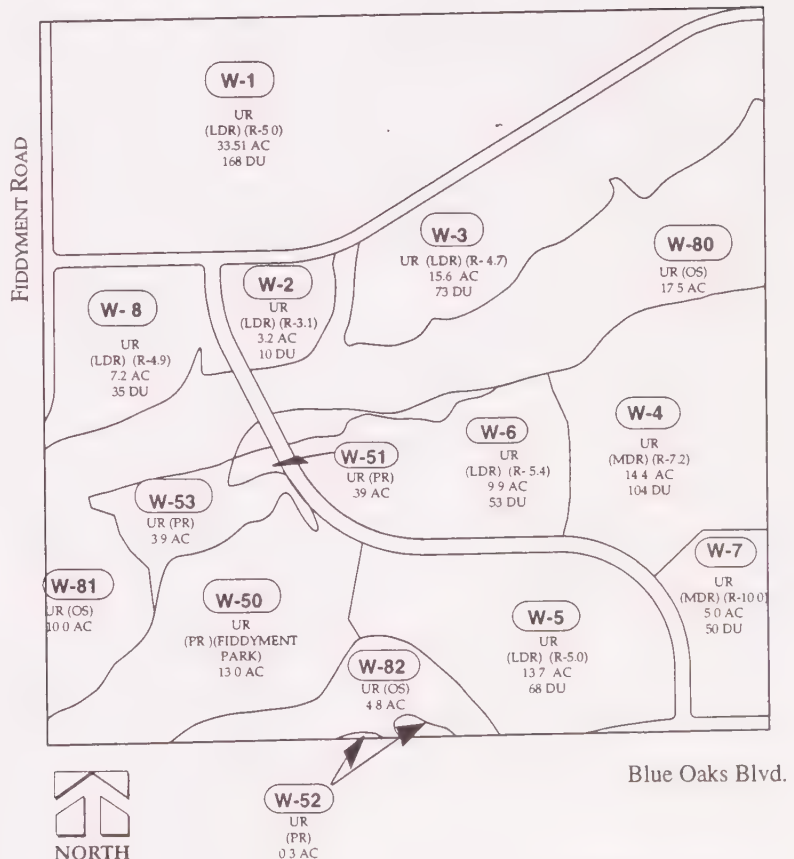


TABLE 2-5
 PHASE 2: NEIGHBORHOOD D
 CONCEPTUAL USE BY PARCEL

FIGURE 2-5
 PHASE 2 NEIGHBORHOOD D
 CONCEPTUAL LAND USE MAP
 (FUTURE)



Woodcreek West

Conceptual Land Use by Parcel Table

Parcel	Zoning	Land Use	Density	Net Acreage	Units
WOODCREEK WEST (Neighborhood D)					
WW-1	UR	UR (LDR)	4.0	26.2	104
WW-2	UR	UR (LDR)	4.4	30.6	135
WW-3	UR	UR (LDR)	4.0	23.6	95
WW-4	UR	UR (LDR)	3.2	34.9	113
WW-5	UR	UR (LDR)	3.7	43.7	162
WW-6	UR	UR (LDR)	5.6	31.1	173
WW-7	UR	UR (LDR)	5.5	23.4	129
WW-8	UR	UR (LDR)	5.6	19.2	107
WW-9	UR	UR (LDR)	4.3	23.6	102
WW-10	UR	UR (LDR)	5.4	21.8	117
WW-11	UR	UR (LDR)	6.1	31.2	191
WW-12	UR	UR (MDR)	8.3	16.9	140
WW-13	UR	UR (HDR)	19.3	11.5	222
WW-14	UR	UR (HDR)	20.4	11.0	224
WW-40	UR	UR (Commercial)		6.9	
WW-50	UR	UR (Park)		12.0	
WW-70	UR	UR (Elementary School)		10.0	
WW-71	UR	UR (School Administration)		3.9	
WW-72	UR	UR (Fire Station)		1.5	
WW-80	UR	UR (Open Space)		9.5	
WW-81	UR	UR (Wetland Compensation)		21.2	
WW-82	UR	UR (Wetland Compensation)		26.2	
WW-83	UR	UR (Open Space)		1.3	
WW-84	UR	UR (Promenade)		1.2	
WW-85	UR	UR (Promenade)		0.6	
WW-86	UR	UR (Promenade)		0.8	
WW-87	UR	UR (Promenade)		0.3	
WW-88	UR	UR (Promenade)		0.3	
WW-89	UR	UR (Promenade)		0.7	
WW-90	UR	UR (Open Space)		1.7	
WW-91	UR	UR (Open Space)		3.5	
WW-92	UR	UR (Open Space)		2.4	
WW-93	UR	UR (Open Space)		2.1	
WW-94	UR	UR (Open Space)		3.0	
WW-95	UR	UR (Open Space)		2.6	
WW-96	UR	UR (Open Space)		1.8	
WW-97	UR	UR (Open Space)		0.2	
ROW- Woodcreek West				30.2	
				492.6	2,014



2.3 PERMITTED USES

The permitted, conditionally permitted and administratively permitted uses for each NRSP Parcel shall be as provided by the zoning assigned to each parcel pursuant to the current Roseville Zoning Ordinance.

Permitted uses on the Eskaton Village (Parcel EV-1), and Parcels DC-30 and DC-33 are exceptions and have been modified from the Zoning Ordinance general district by the provision of the Special Area Overlay District (SA). This overlay district allows for the modification of the general district regulations (including both permitted use types and development standards) by reference to regulations adopted in the ordinance rezoning the properties so classified. In this particular case, the NRSP contains the regulations and is incorporated into the ordinance establishing the CC/SA zone districts.

Where the SA combining zone is used, it is to identify specific uses permitted within the zone and not to deviate from any development standards for the respective zone districts. The uses for each of the SA districts are included in Section 2.3.2 of the Specific Plan. The use of a SA combining zone in the NRSP will be followed by a "NR" to reference the "North Roseville" Specific Plan.

In addition to the SA districts, Parcel DC-9A has been designated Planned Development (PD) for a residential/equestrian facility. The PD designation has been applied to reflect the unique nature of this facility. Permitted uses and operational requirements for the residential/equestrian facility are included in Section 2.3.1.2 of this specific plan.

All use types are fully defined in Chapter 19.08 of the Roseville Zoning Ordinance. Use types not identified as principally, administratively or conditionally permitted are prohibited in the districts. Use types

identified as administratively or conditionally permitted require approval of an Administrative or Conditional Use Permit as specified in Article II of the Zoning Ordinance.

The development standards for each zone district are as specified in the City of Roseville Zoning Ordinance and Community Design Guidelines, as may be supplemented by the Design Guidelines for this Specific Plan. Where it is anticipated that Development Standards will vary from zoning ordinance requirements, a Development Standard (DS) overlay has been applied.

2.3.1 Residential Land Uses

2.3.1.1 Low Density Residential Land Use

*Land Use: Low Density Residential
(0.5-6.9 du/acre)
Zoning: R1, RS, R1/DS, RS/DS*

Purpose/Intent

The Low Density Residential (LDR) category includes dwelling units in configurations up to 6.9 dwelling units per gross acre (exclusive of open space and adjacent collector streets). The plan proposes 1,654 LDR dwelling units on 370.9 acres within Phase 1, and 1,835 LDR dwelling units on 361.2 acres in future Phase 2. The density range allows some flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. Dwelling types in this density range could include attached or detached single family dwelling units. The type of lots anticipated in this density range include small lots and clustered lots as well as conventional and large lots. The intent is to provide flexibility of dwelling unit type and parcel configuration based on individual neighborhood and site conditions.

Table 2-6 lists only those standards which deviate from the general zone development standards for the R1 zone for Parcels M-4, M-5, M-6 and WN-4. The Standards are illustrated in Figure 2-6.

Amended Development RS/DS Standards

RS/DS: Affected Parcels: M-3, WN-5

Parcels in the LDR-RS zone are intended to provide housing that may include small lot single-family detached, cluster, or attached housing. Because of the housing product variability possible within this density range, it is more difficult to define the Development Standards (DS) overlay zone at the specific plan stage, although deviation to the RS development standards are anticipated. Development standards for these properties will be established through the processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the tentative map for each parcel and may include deviations to lot area and usable rear yard.

2.3.1.2 Low Density Residential/Equestrian

*Land Use: Low Density Residential
(0.5-6.9 du/acre)
Zoning: PD, OS*

Purpose/Intent

Parcel DC-9A (5.8 acres) is zoned PD for single family residential and equestrian uses. Parcel DC-9B (1.9 acres), within the flood plain of Pleasant Grove Creek, is zoned OS and will be used for open space uses which may include a lighted equestrian arena and/or pasture area and other uses associated with an equestrian facility consistent with the City's flood protection regulations.

Permitted Uses

Parcel 9A - As specified in the R1 District (Section 19.10.021) with the following additional uses permitted:

- Barn with air conditioned and heated areas (including ranch office)

- Stable
- Paddocks
- Indoor and outdoor lighted arena
- Other facilities (outbuildings, etc.) associated with the operation of an equestrian facility
- Gardens, planted fields, greenhouse, etc.

Parcel 9B - As specified in the OS district (Section 19.16.070) and the following:

- A lighted arena
- The floor of the arena in DC-9B shall not include any materials that would affect water quality in Pleasant Grove Creek in the event the arena is inundated. All activities in the floodplain must be in compliance with the OS zone district and all applicable flood protection regulations.

The equestrian uses on Parcels 9A and 9B shall comply with the following operational requirement:

- Any regular equestrian public or invitational events (i.e., more than annually) that exceed 75 people shall require a conditional use permit. All parking for events shall be on-site.

Development Standards

As specified by Residential Zone General Development Standards, for R1 Section 19.10.030 and OS, and CH. 7.28 of the RMC.

2.3.1.3 Medium Density Residential Land Use

*Land Use: Medium Density Residential
(7.0-12.9 du/acre)
Zoning: RS/DS*

Purpose/Intent

The Medium Density Residential (MDR) category includes dwelling units in configurations of 7.0 to 12.9 dwelling units per gross acre. The plan proposes 155 MDR dwelling units on 16.3 acres within Phase 1 and 294 dwelling units on 36.3 acres in future Phase 2. Dwelling units in this density range typically include detached unit types; however, attached units on small lots are also possible. Some examples of detached dwellings on small lots would include cottage housing.

Permitted Uses

As specified by the small lot residential (RS) District, Section 19.10.020 of the Roseville Zoning Ordinance.

Development Standards

RS/DS Affected Parcels: DC-7, M-2

It is anticipated that a project may be proposed which varies from the RS Development Standards as specified in the Roseville Zoning Ordinance Section 19.10.030 or the Supplemental RS Design Standards as specified in the Roseville Zoning Ordinance, Section 19.10.040. Because of the product variability possible within this density range, it is difficult to predict deviations to the RS zone at the Specific Plan stage, although deviations are anticipated. Development standards and/or the Supplemental Design Standards for these properties will be established through the processing of a DRRS concurrent with the tentative map for each parcel and may include deviations to lot area and usable rear yard.

2.3.1.4 High Density Residential Land Use

*Land Use: High Density Residential
(13.0 du/acre and above)
Zoning: R3*

Purpose/Intent

The High Density Residential (HDR) category includes dwelling units in configurations of 13.0 dwelling units per gross acre and above, typically apartments. The plan proposes 265 HDR dwelling units on 15.4 acres within Phase 1 and 446 dwelling units on 22.5 acres in future Phase 2.

Permitted Uses

As specified by the Attached Housing R3 District, Section 19.10.020 of the Roseville Zoning Ordinance.

Development Standards

As specified by Residential Zone General Development Standards, Section 19.10.030.

2.3.2 Commercial Uses

2.3.2.1 Eskaton Village, Roseville

*Land Use: Community Commercial
Zoning: CC/SA*

Purpose/Intent

A 52.1 acre site in Phase 1 is designated for Eskaton Village, Roseville. Eskaton Village, Roseville, is a campus-like concept designed for those transitioning to, or in need of, some level of assisted living or continuing care.

Proposed accommodations will include clustered or attached residences, apartment residences, assisted living apartments, a nursing facility and an adult day care center. The buildings will be in single- and multi-story configurations and connected by interior roads and walking paths. A community center, forming the hub of the campus, will house major common areas and administrative offices. Landscaped grounds will encourage both active (e.g., walking, croquet, gardening) and passive (observational) recreation.

Permitted Uses

Eskaton Village, Roseville, has a zone district of Community Commercial/Special Area (CC/SA) reflective of the variety and specialized nature of uses associated with the facility. This includes the residential units which are permitted in the CC zone district. This SA overlay eliminates some permitted CC use types that are not compatible with the facility, and permits use types that are compatible and that would otherwise require conditional use permits. The CC/SA zone for Eskaton will permit the use types listed in Table 2-7.

The zone is specifically intended to permit the following uses or activities:

- Up to four hundred (400) attached dwelling units.
- Up to two hundred (200) assisted living units.

TABLE 2-7

PERMITTED USES IN THE CC/SA ZONE
ESKATON VILLAGE

AGRICULTURAL & OPEN		CC/SA-NR
SPACE USE TYPES		
Resource Protection & Restoration		P
Resource Related Recreation		P
RESIDENTIAL USE TYPES		CC/SA-NR
Caretaker/Employee Housing		P
Community Care Facility, Large		P
Congregate Residence		P
Dwelling, Multi-Family		P
COMMERCIAL USE TYPES		CC/SA-NR
Banks & Financial Services		P
Private Recreation		
	Indoor Entertainment	P
	Indoor Sports & Recreation	P
	Outdoor Entertainment	P
	Outdoor Sports & Recreation	P
Community Care Facility		P
Dependent Day-Care Centers		P
Long Term Care Facility		P
Medical Services, General		P
Offices, Professional		P
Personal Services		P

CC-SA Community Commercial-Special Area Overlay

P Principally Permitted

- Up to one hundred (100) bed skilled nursing facility.
- Day care center including an adult day health care center with an average daily attendance of sixty (60) clients.
- Home health care agency.
- Administrative offices.
- Recreation facilities such as a fitness center.
- Ancillary uses such as:
 - Hosting classes for the larger Roseville community on topics of interest to elders and care givers.
 - Corporate Offices.
 - Use of meeting rooms by public and not-for-profit organizations.
 - Outpatient continuing therapy following discharge from the nursing facility.

Development Standards

Development standards for the CC/SA zone will be the same as for the Commercial Zone General Development Standards (Section 19.12.030) except that increased building heights may be permitted pursuant to the Master Plan process defined herein, in order to minimize the interior walking distance to elevators for ambulatory residents. Supplemental design requirements are included in the Design Guidelines for this Specific Plan.

Eskaton Village will be developed in increments over a period of time. It is intended that the development be consistent with an overall Master Plan. The Master Plan will be processed for Eskaton Village with the first development application submitted on the property and will establish specific design standards and guidelines. The approval of a Master Plan is intended to allow for a streamlined City administrative review and approval process for subsequent development within Eskaton Village.

Processing Administrative Design Review Permits will be performed in accordance with the procedures outlined in Article V of the Zoning Ordinance and as described herein.

The decision to issue an administrative design review permit will be based on a determination of a development proposals consistency with the Master Plan. This determination shall be made by the approving authority (Planning Director), and will be based on the following factors:

- Land Use and Zoning
- Master Plan Components
- Intensity Thresholds and Infrastructure Sequencing
- Design Guidelines and Development Standards
- EIR Mitigation Measures
- Development Agreement Provisions

If, after reviewing the proposed project for consistency with the provisions of the Master Plan, the Planning Director determines that the proposal is inconsistent with or gives rise to issues that were not addressed by the Master Plan, the proposed project may be referred to the Planning Commission as the appropriate approving authority.

2.3.2.2 Community Commercial Land Use

Land Use: Community Commercial
Zoning: CC, CC/SA

Purpose/Intent

A total of 42.3 acres on 5 sites in Phase 1 (Parcels DC-30, DC-31, DC-33, M-30, M-31), and a 6.9 acre site in future Phase 2 (Parcel WW-40) are planned for community commercial land use. This land use is intended to provide a mix of shops and services to meet the daily shopping needs of the residents and employees in the plan area. It is assumed that Parcel DC-31 and DC-33 will develop in a mix of commercial and business professional uses. To reflect this likelihood, the North Roseville Specific Plan EIR assumes that Parcel DC-31 and DC-33 will develop with approximately 55% commercial use and 45% business-professional use. Sites that abut parks or open space areas provide opportunities to utilize design that integrates the commercial/business professional use with the adjacent environment, including pedestrian linkages with adjacent neighborhoods.

Permitted Uses

CC: Affected Parcels: DC-31, M-30, M-31

As specified by the Community Commercial (CC) District, Section 19.12.020 of the Roseville Zoning Ordinance.

CC/SA: Affected Parcels: DC-30, DC-33

Permitted uses for CC/SA include all those specified by CC District, Section 19.12.020 of the Roseville Zoning Ordinance, except for the following use types which are prohibited: gasoline sales, auto repair, auto sales, car wash and detailing, building material stores, fast food with drive through, personal storage facility and transportation and communication.

Development Standards

As specified in Commercial Zone General Development Standards, Section 19.12.030.

2.3.2.3 Business-Professional Land Use

Land Use: Business Professional
Zoning: BP

Purpose/Intent

The business-professional land use is applied to Parcel DC-32 which is a unique 4.4 acre site located adjacent to Pleasant Grove Creek. The intent is to provide a small, attractive site for a professional building located among the trees and overlooking the creek. The site could also potentially accommodate a church, or similar appropriate use as specified by the Zoning Ordinance.

Permitted Uses

As specified by the Business Professional (BP) District, Section 19.12.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Commercial Zone General Development Standards, Section 19.12.030.

2.3.3 Other Uses

2.3.4 Open Space

Land Use: Open Space

Zoning: OS

Purpose/Intent

Open space defines the overall form of the plan and protects the wetlands, blue oak woodlands and riparian areas. Primary open space encompasses 80.2 acres (11%) in Phase 1 and 111.7 acres (17%) in future Phase 2. This includes open space, creek corridors, oak woodlands and pedestrian promenades.

The open space corridors, oak woodlands, and meadows will provide attractive visual elements that define and separate individual neighborhoods. Large open space corridors act as a buffer between uses, provide for off-street trails, provide view corridors, and provide opportunities for on-site wetland and tree preservation.

Opportunities for amenities such as picnic tables, seating, and lighting may be provided for the safety, comfort, and convenience of plan area residents.

Permitted Uses

As specified by the Open Space (OS) District, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Civic and Resource Protection Zone General Development Standards, Section 19.16.030.

2.3.5 Parks

*GP Land Use Designation: Parks and Recreation
Zoning: PR*

Purpose/Intent

The North Roseville Specific Plan proposes six parks which vary in approximate size from 2.7 acres to 41.9 acres and encompass a total of 79.2 acres in Phase 1

and 29.6 acres in future Phase 2. The park and recreation facilities in these parks are further described in the Public Facilities and Services Element.

Permitted Uses

As specified for the Parks and Recreation (PR) district, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Civic and Resource Protection Zone General Development Standards, Section 19.16.030.

2.3.6 Public/Quasi Public Uses

*GP Land Use Designation: Public/Quasi Public
Zoning: P/QP*

Purpose/Intent

The North Roseville Specific Plan includes three elementary schools, a junior high school, and an electric substation. The schools and substation are discussed in more detail in the Public Facilities and Services Element of this Plan.

Permitted Uses

As specified for the Public/Quasi Public (P/QP) district, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Civic and Resource Protection Zone General Development Standards, Section 19.16.030.

2.3.7 Urban Reserve

*Land Use: Urban Reserve
Zoning: UR*

Purpose/Intent

Urban Reserve is applied to lands that are anticipated to receive urban land use entitlements, but at this time are constrained by growth management policies,

availability of services or other limitations. All future Phase 2 properties are designated as urban reserve.

Permitted Uses

As specified by the Urban Reserve (UR) district, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified by Civic and Resource Protection Zone General Development Standards, Section 19.16.030

2.4 MINOR DENSITY ADJUSTMENTS WITHIN THE PLAN AREA

It is the intent of the North Roseville Specific Plan to permit flexibility for minor adjustments in the number of residential units on LDR and MDR designated parcels in response to design and market considerations.

Any increase in densities, and associated unit transfers, shall be acted on by the Planning Commission as part of the tentative map for any LDR or MDR residential parcel. To approve the transfer of units, the Planning Commission shall make the following findings:

- a. The transfer and receiving parcels are within the same pre-specific plan ownership sub area as shown on Figure 1-2.
- b. The transfer and receiving parcels have existing General Plan land use designation of LDR or MDR, and the density adjustment does not result in densities on either parcel above or below such existing land use designations or the maximum number of units for each subarea.
- c. The transfer and receiving parcels can comply with all development standards and requirements of the existing overlying zoning districts.

- d. The transfer and receiving parcels can accommodate such density adjustments without resulting in impacts beyond those identified in the project EIR.
- e. The adjustment in density does not adversely impact planned infrastructure, roadways, schools, other public facilities, or plan area assessment districts.

At the time of approval of the last small lot tentative map for any LDR or MDR large lot parcel, any units designated to a large lot parcel by the specific plan which are not utilized in the map design or approved for transfer, shall immediately revert to the City unit pool. Plan area landowners shall have no subsequent claim to such units.

Information, as determined necessary by the Planning Director to determine specific plan and general plan consistency, shall be submitted, identifying the impacts and ability to accommodate any increase or decrease in density on both the transfer and receiving parcels.

All tentative subdivision maps proposing a minor density adjustment shall be accompanied by revised specific plan maps and land use tables to account for any resulting density adjustments. The revised map and table will be the official record tracking unit allocations to each NRSP large lot LDR and MDR parcel. Such adjustments are within the intent of the Specific Plan and, if consistent with the above provisions and findings, shall not require amendment to the plan, unless the Planning Director, in his/her sole discretion, determines that such proposed density adjustment shall require a Specific Plan Amendment.



3. HOUSING

3.1 HOUSING OBJECTIVE

The North Roseville Specific Plan proposes development of dwelling units in a variety of types and densities. The plan includes 2,474 dwelling units in Phase 1 and 2,575 dwelling units in future Phase 2. The objective of the Specific Plan housing program is to satisfy the General Plan goal that ten percent (10%) of new housing be affordable to very low, low and middle income residents.

3.2 HOUSING AFFORDABILITY PROGRAM

The North Roseville Specific Plan complies with the General Plan Housing Element by designating ten percent (10%) of the proposed housing stock affordable to very low, low and middle income households. The affordable housing program will include a mix of:

- Purchase Housing Affordable to Middle Income Households (81% to 100% of Median)
- Purchase Housing Affordable to Low Income Households (70% to 80% of Median)
- Rental Housing Affordable to Low Income Households (51% to 80% of Median)
- Rental Housing Affordable to Very Low Income Households (less than 50% of Median)

Twenty-five percent of the affordable housing requirement will be met through purchase housing affordable to middle income residents. Seventy-five percent of the affordable housing requirement will be provided through a combination of purchase and rental housing affordable to low and very low income residents.

The affordable dwellings will be designated in all neighborhoods in order to achieve a distribution throughout the plan area.

Property owners will enter into supplemental affordable housing Development Agreements that set the initial rent or purchase price for low and middle income households, establish the criteria and basis for annual rent or purchase price increases, and provide the City a method to monitor the rents and purchase price paid by low-income households.

The affordable housing allocation under each Phase is shown in Tables 3-1 and 3-2.

3.2.1 Purchase Housing Affordable to Low and Middle Income Households

Phase 1 of the NRSP makes provision for 101 single family purchase units designated for low income households and 61 single family purchase units which are designated for participation in the middle income component of Roseville's Housing Affordability program. Future Phase 2 will provide 104 single family low income purchase units and 64 middle income purchase units. These low income and middle income affordable units have been allocated to specific parcels as set forth in Table 3-1.

Dwelling units identified for single family purchase housing are designated on specific parcels to be affordable to low or middle income households at the time of sale. The long term affordability of the designated units will be assured by a subsequent

TABLE 3-1
PHASE 1 AFFORDABLE HOUSING ALLOCATION

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable Unit Reservation	Low Income Rental Units	Low Income Purchase Units	Middle Income Purchase Units
Eskaton	EV-1	HDR	R3/SA	400	40	30		10
Mourier 140	M-1	HDR	R3	100	20	20		
Mourier 140	M-2	MDR	RS/DS	83	31		18	13
Diamond Creek	DC-7	MDR	RS/DS	72	65		40	25
Diamond Creek	DC-8	HDR	R3	165	35	35		
Woodcreek North	WN-4	LDR	R1/DS	142	22		22	
Woodcreek North	WN-5	LDR	RS/DS	136	34		21	13
TOTAL UNITS IN PHASE 1: 2,474 x 10% =					247	85	101	61

AFFORDABLE UNITS = 10% OF ALL UNITS IN PHASE 1

TABLE 3-2
PHASE 2 AFFORDABLE HOUSING ALLOCATION (FUTURE)

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable Unit Reservation	Low Income Rental Units	Low Income Purchase Units	Middle Income Purchase Units
Walaire 160	W-4	UR (MDR)	UR	104	6			6
Walaire 160	W-7	UR (MDR)	UR	50	50		42	8
Woodcreek West	WW-5	UR(LDR)	UR	162	14		14	
Woodcreek West	WW-6	UR(LDR)	UR	173	14		14	
Woodcreek West	WW-7	UR(LDR)	UR	129	8		8	
Woodcreek West	WW-8	UR(LDR)	UR	107	8		8	
Woodcreek West	WW-9	UR(LDR)	UR	102	8		8	
Woodcreek West	WW-10	UR(LDR)	UR	117	10		10	
Woodcreek West	WW-12	UR(MDR)	UR	140	50			50
Woodcreek West	WW-13	UR(HDR)	UR	222	44	44		
Woodcreek West	WW-14	UR(HDR)	UR	224	45	45		
TOTAL UNITS IN PHASE 2: 2,575 x 10% =					257	89	104	64

AFFORDABLE UNITS = 10% OF ALL UNITS IN PHASE 2

affordable purchase housing development agreement, recorded prior to or concurrent with each small lot residential subdivision final map for parcels designated to provide affordable units. This agreement will obligate the original purchaser and all successors in interest to make the housing unit available at a price affordable to low or middle income households.

The developer for each of the designated parcels will be required to provide the affordable housing pursuant to the terms of the Specific Plan Development Agreements implementing this Specific Plan and no subsidy will be required from the City. The single family home builders, as successors to the Specific Plan Development Agreements, shall use their best efforts consistent with the terms of the Development Agreements to sell the affordable units only to those buyers who qualify under the applicable income category.

With the consent of the City's Housing and Redevelopment Manager ("HRM"), the affordable low and middle income purchase allocations set forth in Table 3-1 on a parcel specific basis may be transferred between single family parcels within the North Roseville Specific Plan. Such a transfer may be accomplished without amending this specific plan. A key consideration regarding the potential transfer of affordable units is the extent to which such a transfer improves the ability for producing the affordable units.

To the extent that the number of affordable units produced on a NRSP single family parcel exceeds the number of affordable units allocated to that parcel, the excess units shall be credited towards the affordable allocation assigned to another NRSP single family parcel or parcels.

3.2.2 Rental Housing Affordable to Low and Very Low Income Households

Phase 1 of the NRSP provides 85 rental units which are designated for participation in the low income component of Roseville's Housing Affordability Program. Future Phase 2 provides 89 low income rental units. These low income affordable units have been allocated to specific parcels as set forth on Table 3-1. To the extent that the City is able to provide the funding for the subsidies discussed below, these units will be made available at rents that are affordable to low and very low income households for a period of 30+ years pursuant to a supplemental Affordable Rental Housing Development Agreement with the City.

The subsidies to be assembled by the City shall be sufficient to compensate the apartment owner in amount equal to two-thirds the net present value of the loss of revenue for low income households. If the City cannot provide the necessary funding, then the requirement to provide the low income affordable units will be reduced to a level that can be funded by the City or terminated. Based on the subsidy need anticipated to meet the housing requirement for this income group, some form of deep subsidy will likely be required to help offset the difference between the real cost of producing the housing and the amount that the households can reasonably afford. The source of such funding is typically government housing programs that directly subsidize the cost of land acquisition and construction. The landowner and City agree to join in any application prepared by the City for federal, state, local or private funding and agree to cooperate to obtain the approval of any such application.

The supplemental Affordable Rental Housing Development Agreements will specify the number of units to be reserved, the number of years the units are to be reserved, and the amount and type of compensation to be provided by the City. The

supplemental Affordable Rental Housing Development Agreements will also set the initial rent for low income households, establish the criteria and basis for annual rent increases, provide the City a method to monitor the rents paid by low-income households, and establish the basis and terms for refunding to the City a portion of the compensation provided for the purpose of subsidizing the affordable units if such units are not rented by qualified low income households. Additional details related to compensation, assembly of subsidies and marketing are contained in the North Roseville Specific Plan Development Agreements.

To the extent that the number of affordable units produced on any multi-family parcel in the NRSP plan area exceeds the number of affordable units allocated to that parcel, the excess units shall be credited towards the affordable allocation assigned the other NRSP multi-family parcel in that phase.

For the Eskaton Village, low income rental units shall be defined as the rent service package affordable to 60% of 70% of Median Income for a family of one person or two persons depending on actual occupancy.

3.3 DEFINITION OF HOUSING AFFORDABILITY

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure is the median household income for households of one to four persons. The median household income is calculated for the Sacramento Metropolitan Statistical Area (MSA) and each jurisdiction within the MSA will utilize the same basic income calculations irrespective of the actual income level distribution in that community. City of

Roseville household income levels reflect income levels of the Sacramento MSA.

The household income categories defined under this calculation are summarized in Table 3-3.

The median household income by category and household size in January, 1997 is summarized in Table 3-4. Although median household income is provided by HUD for each household size (one through six persons per household) the most relevant household size categories for the plan area are two and four persons per household. The average household size for the City of Roseville residents is 2.54 persons per unit (U.S. Census, 1990, Roseville General Plan, 1992).

Household income translates to a housing purchase price with several assumptions. These assumptions include the percent of household income that should

TABLE 3-3
DEFINITION OF HOUSEHOLD INCOME CATEGORIES

<u>Income Category</u>	
Very Low Income	less than 50% of median
Low Income	51% to 80% of median
Middle Income	81% to 100% of median
Moderate Income	101% to 120% of median
Above Moderate Income	121%+ of median

Source: City of Roseville General Plan, 1992.

be spent for housing, the percentage of purchase price required as a down payment, the current mortgage interest rate and other factors. The actual purchasing power of a given household income at any point in time is determined by the lender. However, for planning purposes the City of Roseville assumes that low and very low income households should not spend more than thirty percent (30%) of their monthly gross income on housing costs, including utilities. Maximum affordable housing expenditures for middle income households should not exceed thirty-five percent (35%) of the monthly household income. Housing costs for purchase housing includes principal, interest, taxes and insurance.

All of these factors change with time and thus, designation of a specific price range for affordable dwelling units would be applicable in the plan area only for a short time. It is appropriate and relevant to establish the standard for affordability in relation to the median household income at a future point in time.

TABLE 3-4
ANNUAL INCOME LEVELS BY HOUSEHOLD
INCOME CATEGORY

<u>Income Eligibility</u>			
<u>Household Size</u>	<u>2 Person</u>	<u>4 Persons</u>	<u>6 Persons</u>
Very Low Income	\$ 19,350	\$ 24,200	\$28,050
Low Income	\$ 31,000	\$ 38,700	\$44,900
Middle Income	\$ 38,700	\$ 48,400	\$56,100
Moderate Income	\$ 46,440	\$ 58,080	\$67,320
<i>Source: U.S. Department of Housing and Urban Development, effective December, 1996.</i>			

3.4 FLEXIBILITY IN IMPLEMENTATION

The affordable housing allocations and the affordable housing program described in this North Roseville Specific Plan are intended to be applied with flexibility. In particular, NRSP residential developers are encouraged to explore creative approaches to the provision of a range of housing opportunities suited to the needs of low and middle income households. Flexible applications include, but are not limited to:

1. The City may, in accordance with Chapter 19.28 of the Roseville Zoning Ordinance (the Density Bonus Ordinance), assign additional residential units to projects in the North Roseville Specific Plan area. The additional dwelling units would be assigned for the purpose of achieving the affordable housing goal by providing a "density bonus" and, thereby, reducing the average development costs of the individual units. Such density bonus units would be assigned by a supplemental Affordable Housing Development Agreement to individual projects on a case-by-case basis, and may constitute a portion of the compensation for the provision of units affordable to low income households.
2. To the extent an in-lieu affordable housing fee is adopted on a city-wide basis, NRSP landowners may be allowed to address a portion of their affordable housing obligations through this means.



4. CIRCULATION

4.1 CIRCULATION SYSTEM CONCEPT

The circulation system includes streets, bicycle and pedestrian paths and access to public transit.

The circulation system is designed to encourage residents to walk, bicycle or use public transit for many short range trips within the plan area. This is achieved through a combination of locating housing in close proximity to the major job center and neighborhood related services; and, inclusion of extensive pathway systems and transit opportunities. Attractive, convenient bike and pedestrian paths provide the opportunity for residents to walk or bike for some local trips that might otherwise be made by automobile.

4.2 STREETS

The plan area street system is designed to minimize traffic in the neighborhoods by avoiding direct connections through neighborhoods. The circulation system is designed to provide an aesthetic environment for motorists, pedestrians and bicyclists. For motorists, the overall design quality and character of the community is established in landscape standards for public streets defined in Appendix A, the North Roseville Specific Plan Design Guidelines. In addition, the road and pathway systems minimize impacts on the oak woodlands by careful routing through these corridors.

The Phase 1 backbone arterial and collector streets are to be constructed in a single phase. The timing of

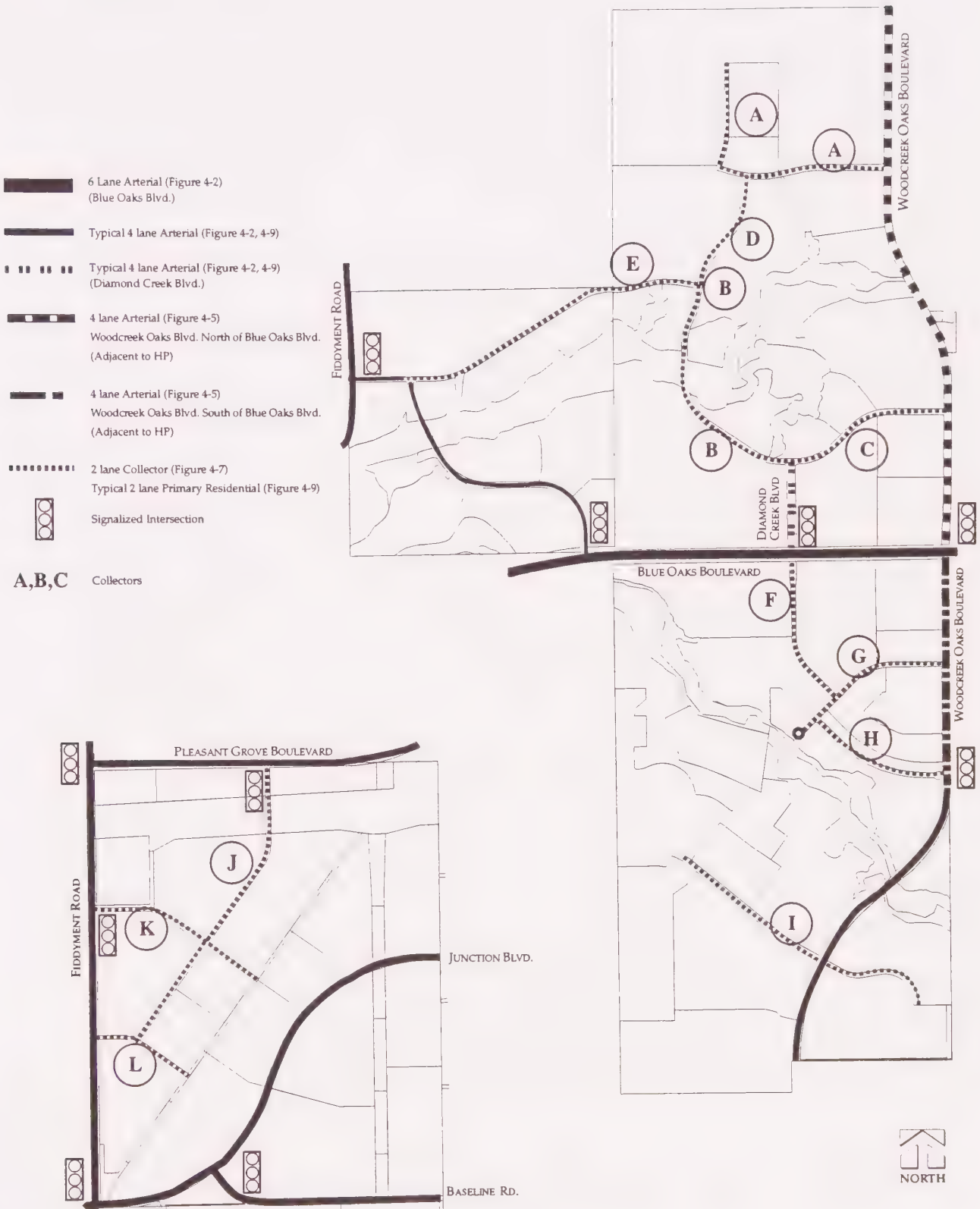
internal primary residential streets and local residential streets will be determined through the subdivision and design review process. The timing for construction of Phase 2 road ways will be specified if and when the City approves land use and zoning entitlements for Phase 2. Details relating to improvement phasing and obligations are included in the NRSP Development Agreements.

4.2.1 Arterial Streets

Existing major arterial streets in or adjacent to the plan area include Blue Oaks Boulevard in Phase 1 and, Pleasant Grove Boulevard, Junction Boulevard, Baseline Road and Fiddymment Road in future Phase 2. New or improved arterial streets within the plan area include Blue Oaks Boulevard and Woodcreek Oaks Boulevard in Phase 1 and Junction Boulevard, Pleasant Grove Boulevard, Baseline Road and Fiddymment Road in future Phase 2.

The primary function of arterial roadways is to move large volumes of traffic through the City to other sections and beyond. In the specific plan, the right-of-way for arterials varies from 76 feet to 100 feet and generally incorporates four to six travel lanes, bicycle lanes, and a landscaped median. The exception is Blue Oaks Boulevard in which a 180-foot right-of-way exists, and could ultimately accommodate an 8-lane facility. On-street parking on arterials in the specific plan areas is prohibited, and access is limited to minimize cross traffic turning movements in order to improve traffic safety and allow more efficient traffic flow.

FIGURE 4-1
CIRCULATION MASTER PLAN



Arterial streets will have landscape corridors with 8' wide sidewalks set back from the curb consistent with Appendix A the North Roseville Specific Plan Design Guidelines. The width of the landscape corridor on each arterial street in the plan area is summarized in Table 4-1. The landscape corridor along the south

side of Blue Oaks Boulevard between Woodcreek Oaks Boulevard and Diamond Creek Boulevard will be widened to 75 feet wide to accommodate an open drainage way within the corridor. In addition, a wider corridor is required to accommodate the existing powerline easement along Woodcreek Oaks Boulevard adjacent to the Hewlett Packard Master Plan.

TABLE 4-1
SUMMARY OF VEHICLE LANES
AND LANDSCAPE CORRIDORS

	Ultimate Lane Capacity	ROW	Landscape Adjacent to LDR and MDR	Corridors Adjacent to Other Uses
<u>Arterial Streets</u>				
Phase 1				
Blue Oaks Boulevard	6 (8) ⁽¹⁾	180'	50' ²	50' ²
Woodcreek Oaks Boulevard (Typical)	4	76'	25'	35' ³
Phase 2				
Pleasant Grove Boulevard	4	76'	—	35'
Junction Boulevard	4	76'	25'	35'
Baseline Road	4	76'	25'	35'
Fiddymment Road	4	76'	35'	35'
<u>Collector Streets</u>				
Typical	2	48'	25' ⁴	25' ⁴
Diamond Creek Blvd. Entry (to park only)	4	76'	—	69' ⁵
Collector Streets A, B, C	2	48'	20'	—
<u>Residential Streets</u>				
Minor Residential	2	42'	—	25'
Primary Residential	2	46'	—	25'
<ol style="list-style-type: none"> 1. The Right of Way is sufficient for 8 lanes. 2. Seventy five foot landscape corridor is located along a portion of the south side of Blue Oaks Blvd. adjacent to Parcels M-5 and M-30 to accommodate drainage. (See Figures 4-2 and 4-3) 3. Forty foot landscape corridor is located adjacent to the existing power pole line on the west side of Woodcreek Oaks Blvd. south of Blue Oaks Blvd. adjacent to Parcels M-30, M-1, M-2, M-3 and on the east side of Woodcreek Oaks Blvd. north of Blue Oaks Blvd. (See Figures 4-5 and 4-6). 4. See Figure 4-7. 5. The landscape corridor along the west side of Diamond Creek Blvd. adjacent to Eskaton Village from Blue Oaks Blvd. to the park is 69 feet wide to accommodate a drainage corridor. (See Figure 4-8). 6. Residents will typically front or side onto Primary Residential Streets. (See Figure 4-9). 				

Traffic signals at selected arterial and arterial/collector intersections will be required as warranted by the City of Roseville. The timing of traffic signal construction shall be as specified in the North Roseville Specific Plan development agreements. Typical cross sections for the arterial streets within the North Roseville plan area are reflected in Figure 4-2 through 4-6.

4.2.2 Collector and Residential Streets

Collector streets generally link local residential streets and the commercial and office parking areas to the arterials. The right-of-way for these streets is 48 feet and contains two traffic lanes and bicycle lanes. Major entries to neighborhoods from collector streets will be enhanced with a 12-foot turning lane/landscape median. These entry features are described in Appendix A, the North Roseville Specific Plan Design Guidelines.

FIGURE 4-2
BLUE OAKS BOULEVARD

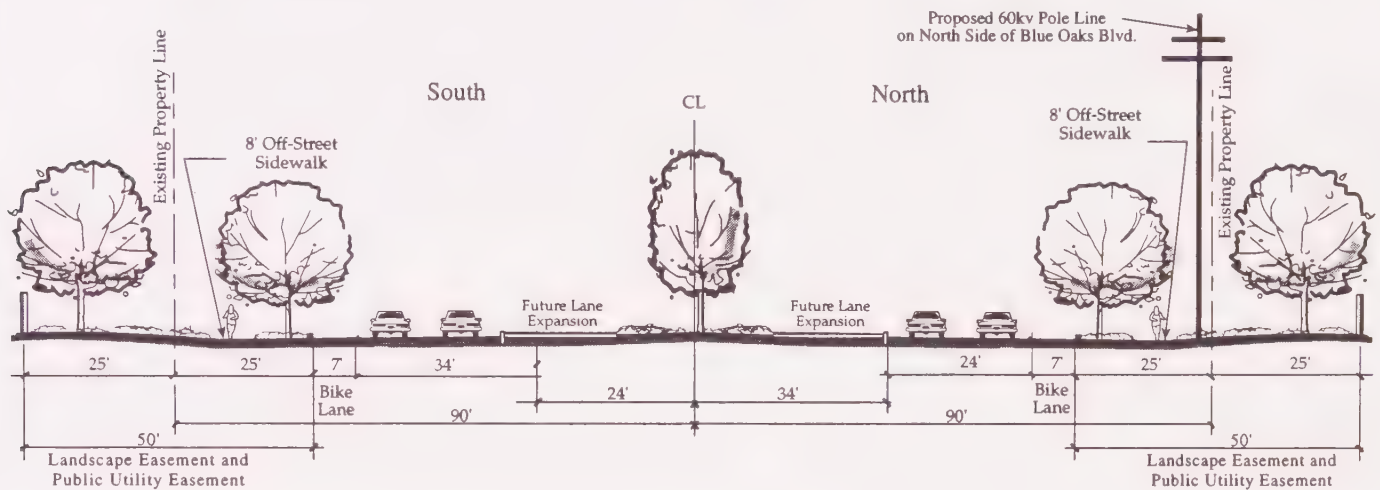


FIGURE 4-3
BLUE OAKS BOULEVARD ADJACENT TO
PARCEL M-5, M-30

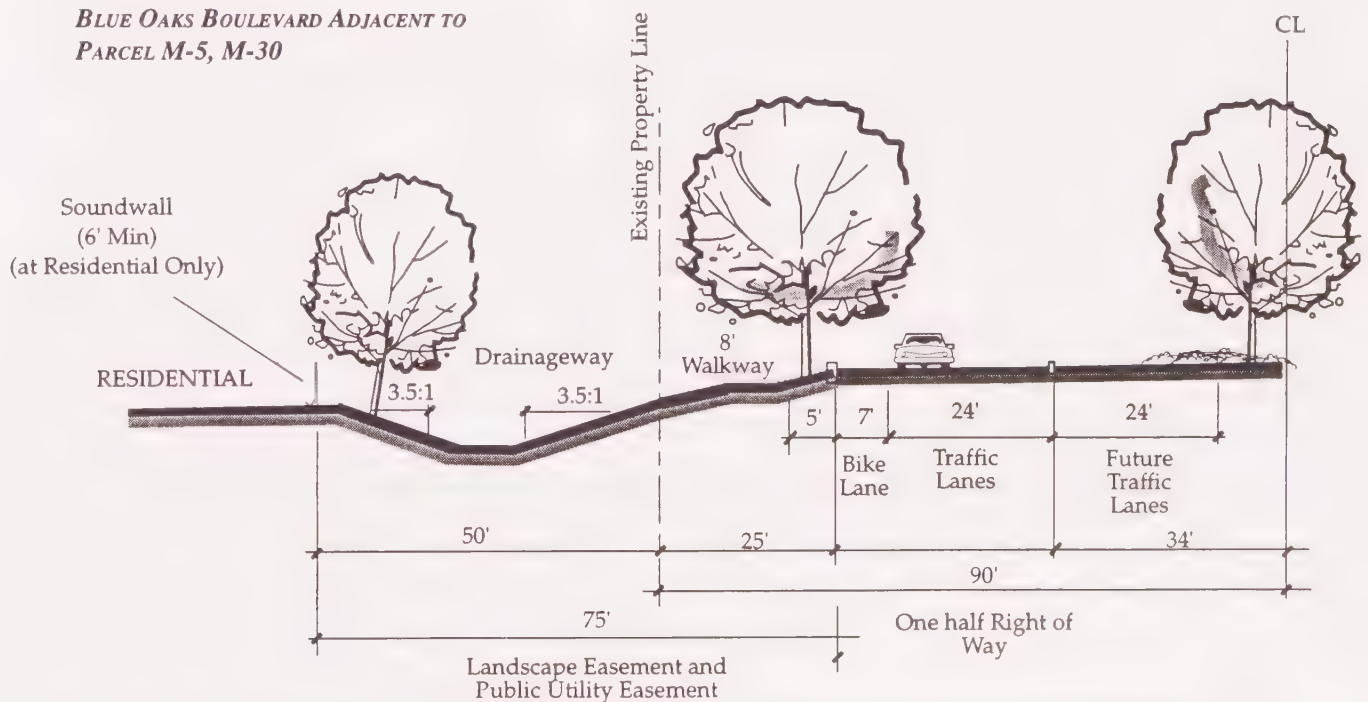


FIGURE 4-4

TYPICAL FOUR LANE ARTERIAL STREET

- PLEASANT GROVE BOULEVARD
- JUNCTION BOULEVARD
- FIDDYMENT ROAD
- WOODCREEK OAKS BOULEVARD

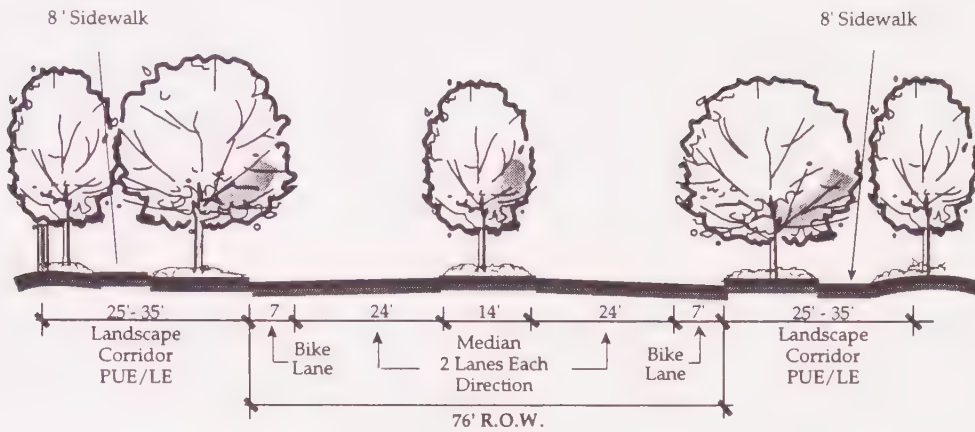


FIGURE 4-5

WOODCREEK OAKS BOULEVARD

(ADJACENT TO HEWLETT PACKARD MASTER PLAN)

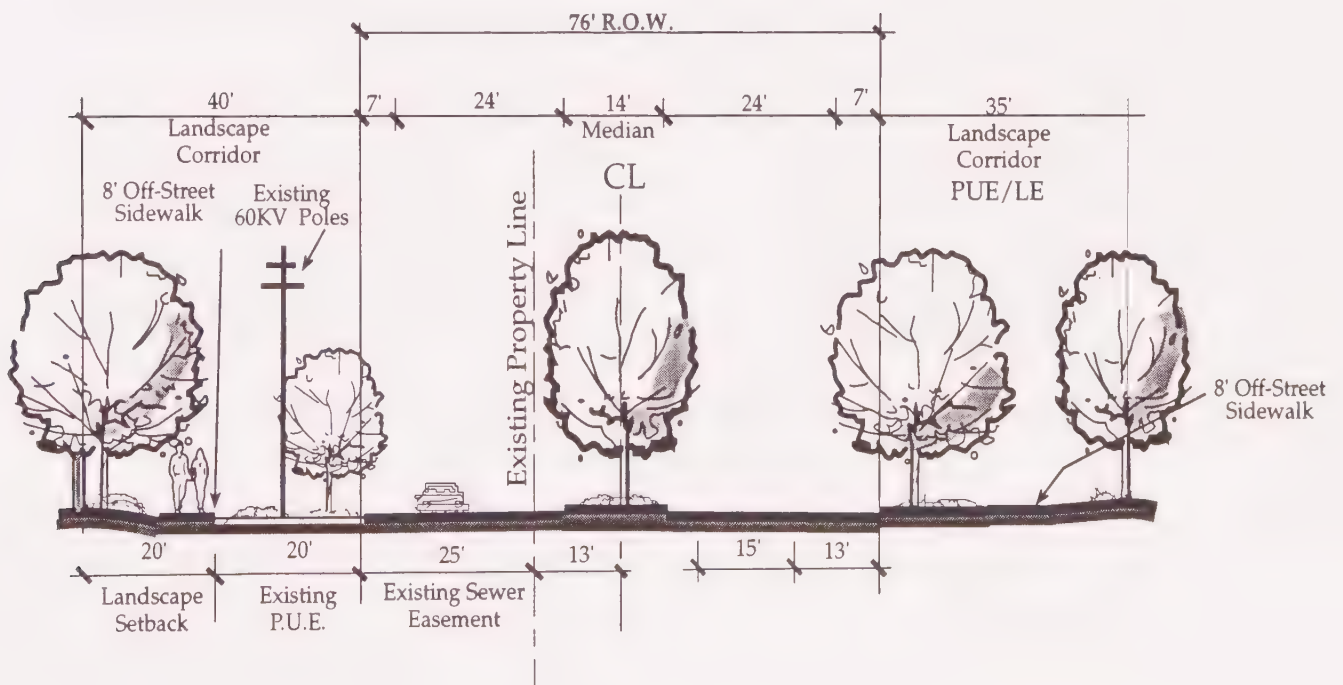


FIGURE 4-6
WOODCREEK OAKS BOULEVARD
(NORTH OF BLUE OAKS BOULEVARD)

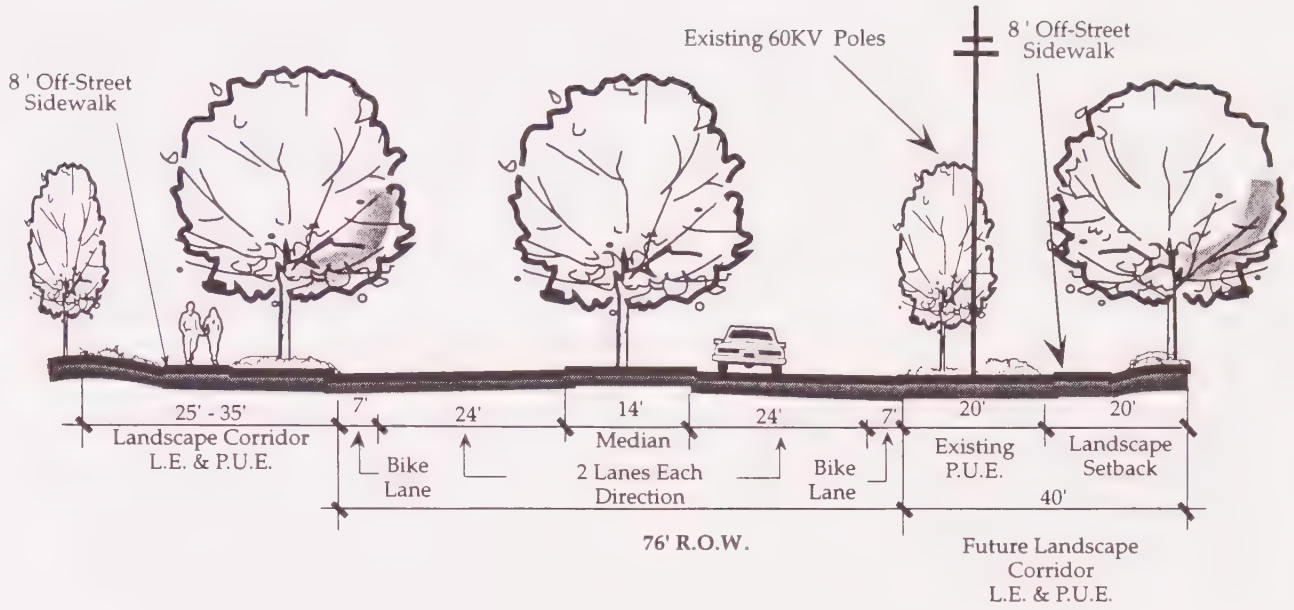
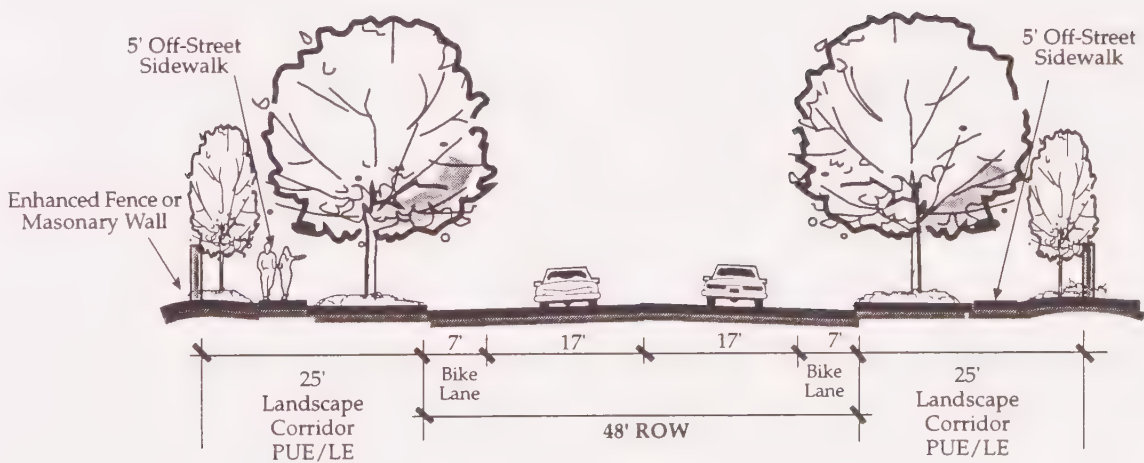


FIGURE 4-7
TYPICAL COLLECTOR STREET



The exception to the typical collector street standard is Diamond Creek Boulevard. This road will have a 76' ROW with 4 travel lanes and a landscape median. In Addition, Diamond Creek Boulevard (Neighborhood A, Phase 1) will have a 69-foot wide corridor on the west side of the entry collector roadway as shown in Figure 4-8. This promenade will extend from Blue Oaks Boulevard to Diamond Creek Park and will feature a separate twelve-foot pedestrian path.

Within neighborhoods the collector street may transition to a primary residential street. This will occur where the through traffic diminishes well within the neighborhood. Primary residential streets link minor residential streets to the arterial and collector roadway network. The standard section for a primary residential street will be a 46-foot right-of-way with two 12-foot travel lanes. Single family residences will front or side on the primary residential street.

As established by city improvement standards the local residential streets will have a 42-foot right-of-way and an improved section which provides two travel lanes, a parking lane, and a four-foot sidewalk on both sides (Figure 4-10). Local residential streets will be designed through the subdivision and design review process. Additional residential street sections may be considered as part of individual residential subdivisions.

4.3 BIKE AND PEDESTRIAN PATHWAYS

The extensive open space corridors along the creeks combine with bikeways and sidewalks along major streets and through neighborhoods to provide exceptional pedestrian and bicycle systems in the North Roseville Specific Plan. The pedestrian and bikeway corridors provide routes that connect all major activity points (schools, parks and shopping) to the residential neighborhoods. The varied combination of pathway connections enable residents

to select different routes and distances for walking or jogging around and through the community. In addition the systems connect to the City-wide bike trail system at several points around the plan area. The primary bike and pedestrian pathway systems are illustrated in Figure 4-11.

4.3.1 Bike/Pedestrian Pathway Descriptions

The pedestrian and bicycle pathway systems consist of:

- 4' Sidewalks within the residential neighborhoods and 5' along collector streets.
- 8' Sidewalks in the landscape corridors along arterial streets.
- 7' Wide, striped Class II bikeways will be located along all arterial and collector streets.
- 12' Class I bike trails in parks, promenades, utility corridors and open space corridors.

Pathways in open space areas will meet the City's standard for a Class I bikeway. The paths will typically be 12 feet wide, however, through the natural open space areas a more informal trail system may be selected at the discretion of the Parks and Recreation Department. The paths through the parks, including any sections of the City-wide Bikeway Master Plan, will be incorporated in the design of each specific park.

Where the creeks and major arterial streets intersect, the path will cross under major arterial streets where topography permits. In these cases the structure carrying the road will provide adequate clearance for the bike trail to pass below along the edge of the creek. In four locations (also shown in Figure 4-11) the bike and pedestrian trail will cross over the creek on a small bridge designed for this purpose. Three pedestrian bridge crossings are in Phase 1 and one is in future Phase 2. At grade crossings of major streets will occur where the bike and pedestrian trail intersects a signalized intersection.

FIGURE 4-8
DIAMOND CREEK BOULEVARD
BETWEEN BLUE OAKS BOULEVARD AND DIAMOND CREEK PARK

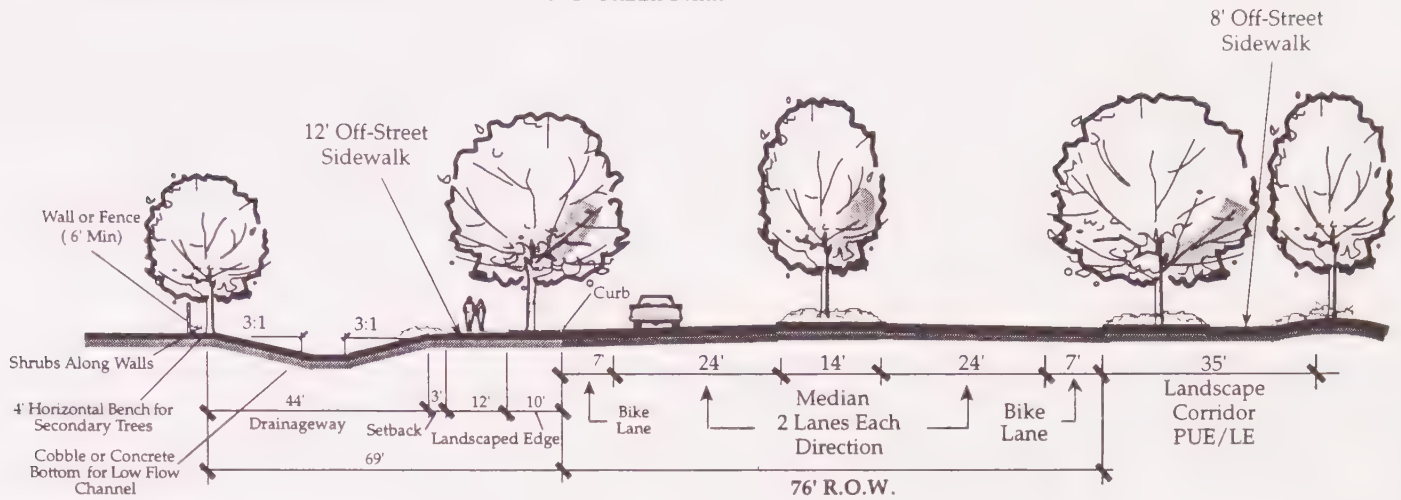


FIGURE 4-9
PRIMARY RESIDENTIAL STREET

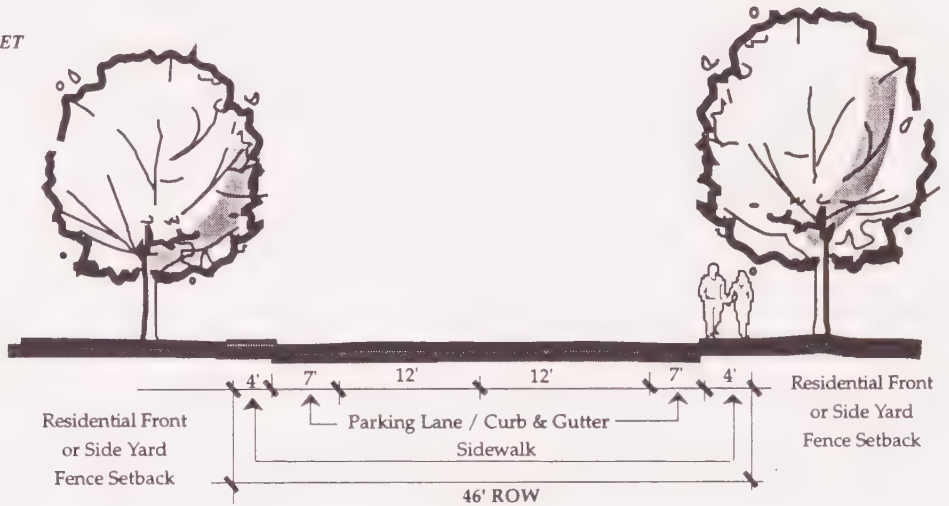


FIGURE 4-10
MINOR RESIDENTIAL STREET

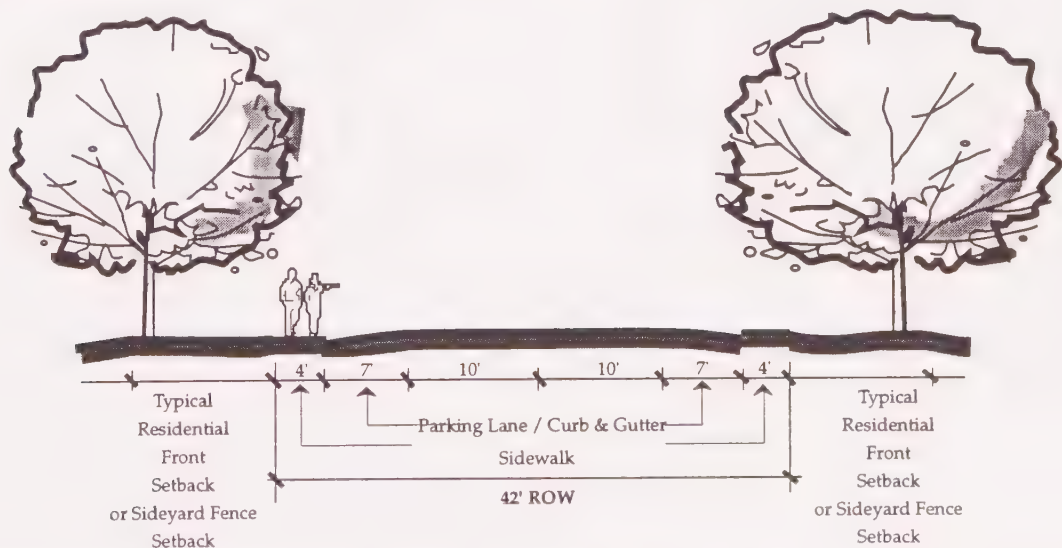
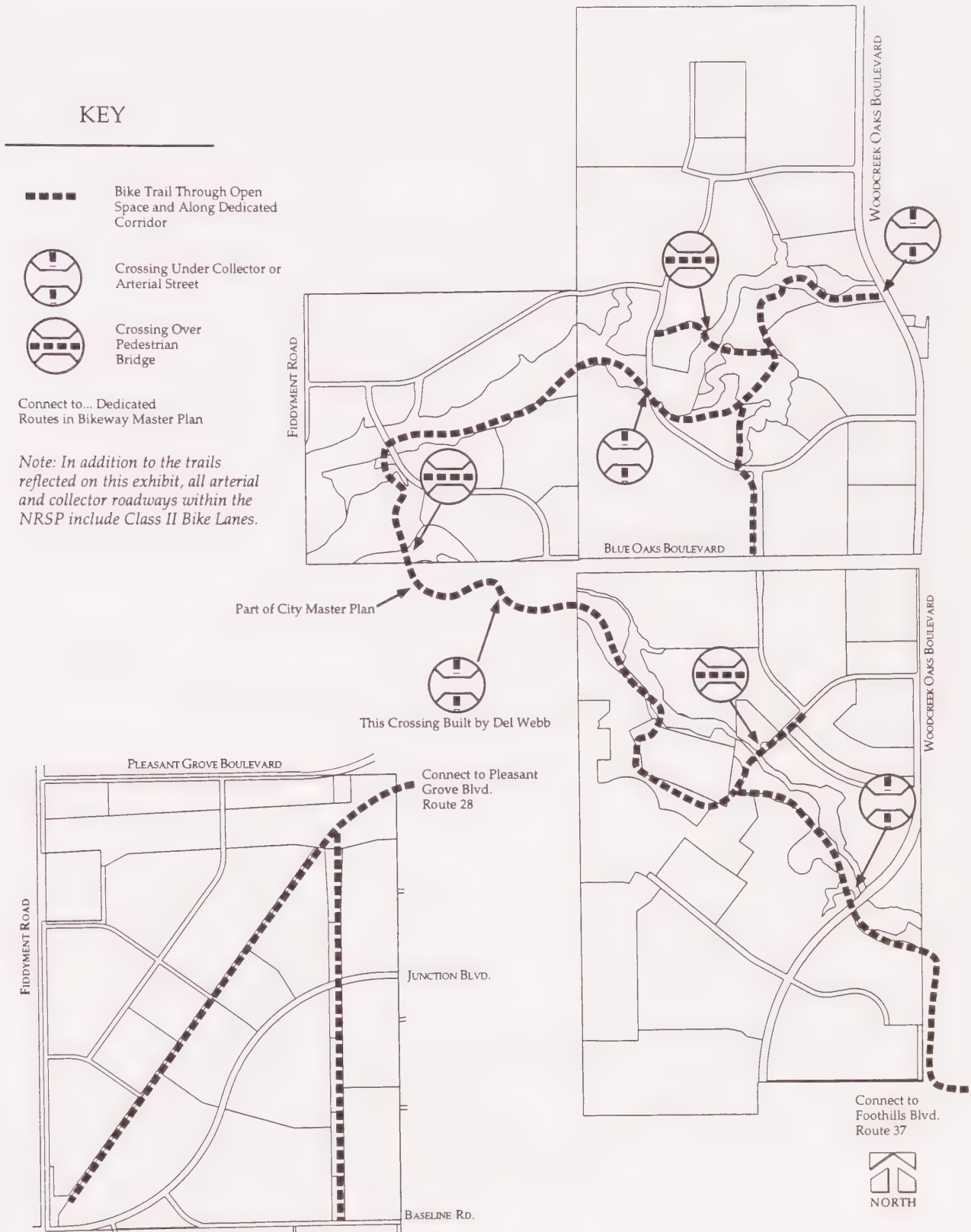


FIGURE 4-11
BIKEWAY AND PEDESTRIAN MASTER TRAIL PLAN



Woodcreek West Pedestrian Promenades

A 35' wide pedestrian promenade will extend through Woodcreek West (Neighborhood D, Phase 2) linking the elementary school (WW-70) and neighborhood park (WW-50) to the bike trail along the south side of Pleasant Grove Boulevard. This trail extends to Mahany Park. The pedestrian corridor will provide a 12 foot wide path as shown in Figure 4-13.

The 100' wide electric utility corridor running north-south in Neighborhood D, Phase will also provide a route for a 12-foot bike and pedestrian path.

Design details for all pathways are included in the North Roseville Specific Plan Design Guidelines, Appendix A. Pathways within landscape corridors and open space areas will be constructed by the landowner as individual projects are developed. The pedestrian and bike paths in the parks will be constructed as part of the parks improvements.

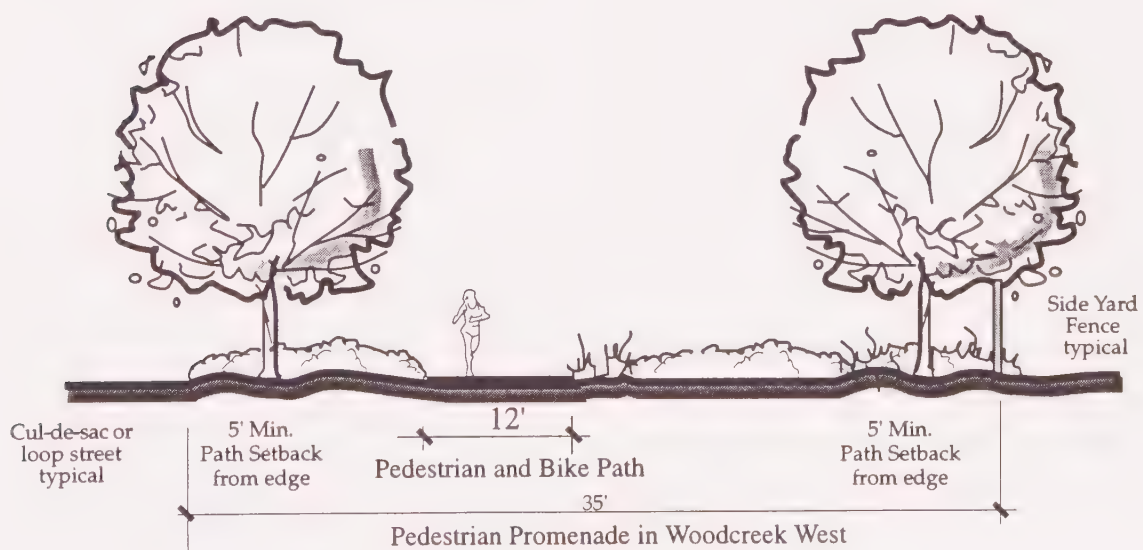
4.4 PUBLIC TRANSIT

Bus service is the only form of public transit in the near future that can reasonably be expected to be extended directly to the North Roseville Specific Plan area. The City Transit System provides regularly scheduled fixed route service, and Roseville Area Dial-A-Ride (RADAR) provides reservation, curb to curb service throughout the city. These services will be expanded to the plan area as demand for these services occur and funds are available as determined by the city.

Separate bus turnouts with shelters shall be constructed along arterial streets as required by the City's improvement standards and at other locations as required by the Director of Public Works.

Eskaton Village will provide its own van transportation service to scheduled medical appointments (within an established radius of the site); neighborhood shopping centers; major shopping mall(s); and, recreational activities.

FIGURE 4-13
PEDESTRIAN PROMENADE IN WOODCREEK WEST





5. RESOURCE MANAGEMENT

5.1 RESOURCE MANAGEMENT CONCEPT

The characteristics of the undeveloped plan area are typical to that of the surrounding region. The plan area has historically been utilized for livestock grazing and limited dry farming. This use has eliminated or reduced native grassland and understory species. The site is generally composed of relatively flat rolling topography, primarily covered by grasslands. Pleasant Grove Creek and the South Branch of Pleasant Grove Creek, both intermittent creeks, cross the property. Stands of native oaks generally follow the creek corridors. Some seasonal wetlands, including vernal pools, occur in scattered, distinct locations in the plan area.

Resources addressed in the Resource Management Element are limited to those that are unique to and set the character for the Plan Area. These include:

- Wetlands
- Riparian Corridors and Oak Woodlands
- Historical and Cultural Resources

NRSP development impacts on other native resources, soils and grading, ground water recharge, water quality and air quality have been evaluated in the project EIR. The NRSP properties will be developed in conformity with local, state and federal regulatory framework that, in conjunction with the mitigation measures identified in the EIR, will mitigate, to the extent practical, project impacts.

The North Roseville Specific Plan has been designed to satisfy the goals of the Roseville General Plan Open Space and Conservation Element and accompanying city policies. It is the goal of the Resource Element to conserve the natural character of the overall site by comprehensively planning, enhancing and monitoring natural resources.

5.2 WETLANDS

5.2.1 Wetland Types

A variety of conditions generally designated as wetlands are found in portions of the plan area. The four primary wetland types in the plan area are defined drainages, swales, seasonal wetlands and vernal pools. These occur in scattered, distinct locations in the plan area and are generally dry through much of the year.

The greatest concentrations of wetlands occur in the protected open space areas along the major drainages, the main branch and the south branch of Pleasant Grove Creek. Elsewhere, the vernal pools and seasonal freshwater wetlands occur as isolated wetlands or as features along the swales where there has been an increase in width and/or depth, where the gradient is reduced, and where the swales meet.

The network of swales and defined drainages is representative of that typically found in rolling, low-terrace terrain in terms of density, gradient, and width of associated wetlands.

The NRSP area includes suitable habitat for several federal or stated listed plant species, although surveys conducted during April and May, 1994 detected none. The NRSP area also includes suitable habitat for some special status animal species. These species are addressed in the NRSP EIR.

5.2.2 Wetland Mitigation Plan

Each landowner within the North Roseville Specific Plan will implement a wetlands preservation and compensation program designed to achieve no-net loss consistent with the City of Roseville General Plan policies.

The land use plan is designed to avoid wetlands to the extent "practicable" according to guidelines established by the Environmental Protection Agency (EPA), ACOE, U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Game (CDFG). Much of the wetlands along the open space creek corridors is left in the natural condition and will be avoided and preserved in place.

However, intermittent drainages, vernal pools and wetlands are scattered and cannot be entirely avoided. Consequently, permits to fill a portion of the wetlands pursuant to Section 404 of the Federal Clean Water Act is required for each ownership area. The permit, commonly referred to as the "404 permit", is issued by the U.S. Army Corps of Engineers (ACOE). Compensation for impacted wetlands will be provided off-site.

The land use pattern proposed in the North Roseville Specific Plan reflects an evaluation of practicable land use alternatives and proposes avoidance of vernal pools and other wetlands. The wetland preserve areas incorporate many of the highest quality wetlands in the vicinity. All on-site preserves will occur within designated open space areas.

Table 5-1 presents the estimated acreage of wetlands preserved and wetlands impacted as a result of implementation of the specific plan. For Phase 1, approximately 7.58 acres, or forty-seven percent (47%) of the total area of wetlands would be avoided. Approximately 10.64 acres of vernal pools and wetland areas will be created off-site, supplementing the 7.58 acres of avoided wetlands. Wetland verification for Walaire 160 is pending. Totals for preserved and compensated wetlands for Woodcreek West are combined with those for Woodcreek North.

In addition to wetlands preserved as part of the NRSP, the Plan area includes two areas where wetland compensation has occurred related to other projects. These compensation areas, along with the NRSP open space areas where existing wetlands will be preserved are shown on Figure 5-1.

TABLE 5-1
WETLAND PRESERVATION AND COMPENSATION IN AREA

Neighborhood	Wetland Area (Acres)	Permitted Fill:	
		Compensated Offsite (Acres)	Preserved Onsite (Acres)
<u>Phase 1</u>			
A Diamond Creek and Eskaton	8.93	4.14	4.79
B Mourier 140	4.09	2.56	1.53
B Woodcreek North	2.96	*3.94 (w/ WCW)	*1.26 (w/ WCW)
<u>Phase 2</u>			
C Walaire 160	Pending		
D Woodcreek West	2.24	*3.94 (w/ WCN)	*1.26 (w/ WCW)
* Woodcreek North and West combined			

FIGURE 5-1
WETLAND PRESERVE AND MITIGATION AREAS



The cost of creation and monitoring will be borne by the landowners. Upon completion of the monitoring period, the preserves shall be maintained as perpetual open space. All preserve areas have been designed to incorporate buffer areas adequate to protect the wetland resources from the impacts of adjacent development.

5.3 RIPARIAN CORRIDORS AND OAK WOODLANDS

Riparian corridors include the two intermittent creeks in Phase 1 that flow through the plan area, Pleasant Grove Creek and the South Branch of Pleasant Grove Creek. Pleasant Grove Creek flows from east to west near the northern portion of the plan area (Neighborhood A). The South Branch of the creek flows from southeast to northwest (Neighborhood B).

These deeply-cut channels carry storm water flows and may dry by summer, but small pools typically persist. With increasing runoff from urban development upstream of the study area the streams can be expected to run throughout the year. Vegetation within the creek is often sparse mainly due to the scouring effect of fast moving water.

Mature riparian woodland, consisting primarily of Blue Oaks (*Quercus douglasii*) lines the main corridors of Pleasant Grove Creek and South Branch of Pleasant Grove Creek and their major tributaries. Density of the riparian woodland decreases as one moves away from the creeks, yielding to the Blue Oak Savannah. This Blue Oak Savannah occupies a small portion of the plan area along the margins of the creek-lined woodland and in isolated clusters within the non-native grassland.

Within the oak woodland, Blue Oak generally occurs in pure stands. Other oak species occur only where adequate moisture is present. Valley Oak is uncommon and typically relegated to the inner channel of the creeks. Interior Live Oak may make up a portion of

the canopy along the stream channel, but is limited to the understory a short distance from the water course. These mature trees do not appear to be regenerating sufficiently to sustain the woodland as it presently exists. This is due primarily to livestock and other animals grazing on the seedlings, and to livestock trampling and eroding the creek banks.

The North Roseville Specific Plan land use plan is configured to retain a majority of the existing oak woodlands. The majority of oak woodland is within the open space preserve areas. Of the estimated 81.8 acres of oak woodland identified in Phase 1, 69.2 acres or approximately eighty-five percent (85%) are within open space areas and are slated for preservation. Ninety-nine percent (99%) of the 16.6 acres of oak woodland identified in Phase 2 will be preserved.

To the extent practicable native oaks outside of the open space areas will be preserved through project design. The North Roseville Specific Plan is subject to the policies and procedures of the Roseville Zoning Ordinance, Tree Preservation Chapter 19.66. As a result, regulated activities within the protected zones of native oaks and trees proposed for removal are subject to approval of a tree permit by the city. The Ordinance requires that trees approved for removal be compensated on an inch for inch basis. A minimum of fifty percent (50%) of this compensation must be with native oak species.

5.4 HISTORICAL AND CULTURAL RESOURCES

A cultural reconnaissance survey of the entire plan area revealed no indication of significant archeological sites, however, a small cultural resource site is located along the south side of Pleasant Grove Creek in Neighborhood C. (Peak & Associates, 1994) This cultural resource area will be incorporated in the open space preserve area extending along the creek.

FIGURE 5-2
OAK WOODLAND RESOURCES





6. PUBLIC FACILITIES

6.1 GENERAL CONCEPT

The Public Facilities section of the Specific Plan defines the basic public services, facilities and infrastructure systems required to serve the project area, and establishes general sequencing of each system in relation to project development.

Each component of the Specific Plan facilities and infrastructure system is designed to accommodate build out of the Specific Plan. Each infrastructure component may be constructed in its entirety initially, but may be constructed over time to coincide with

specific subdivision entitlements as specified in the development agreement.

6.2 PUBLIC FACILITIES SEQUENCING

The Phase 1 backbone improvements for the NRSP will generally be constructed in one phase through the NRSP CFD. Facility expansions into neighborhoods will be completed with development of each neighborhood. The Specific Plan identifies instances where the above approach is varied. Details relating to improvement requirements are included in the NRSP Development Agreements.

The sequencing of Phase 2 improvements will be established if and when the City approves land use and zoning entitlements for Phase 2.

TABLE 6-1
SERVICE PROVIDERS

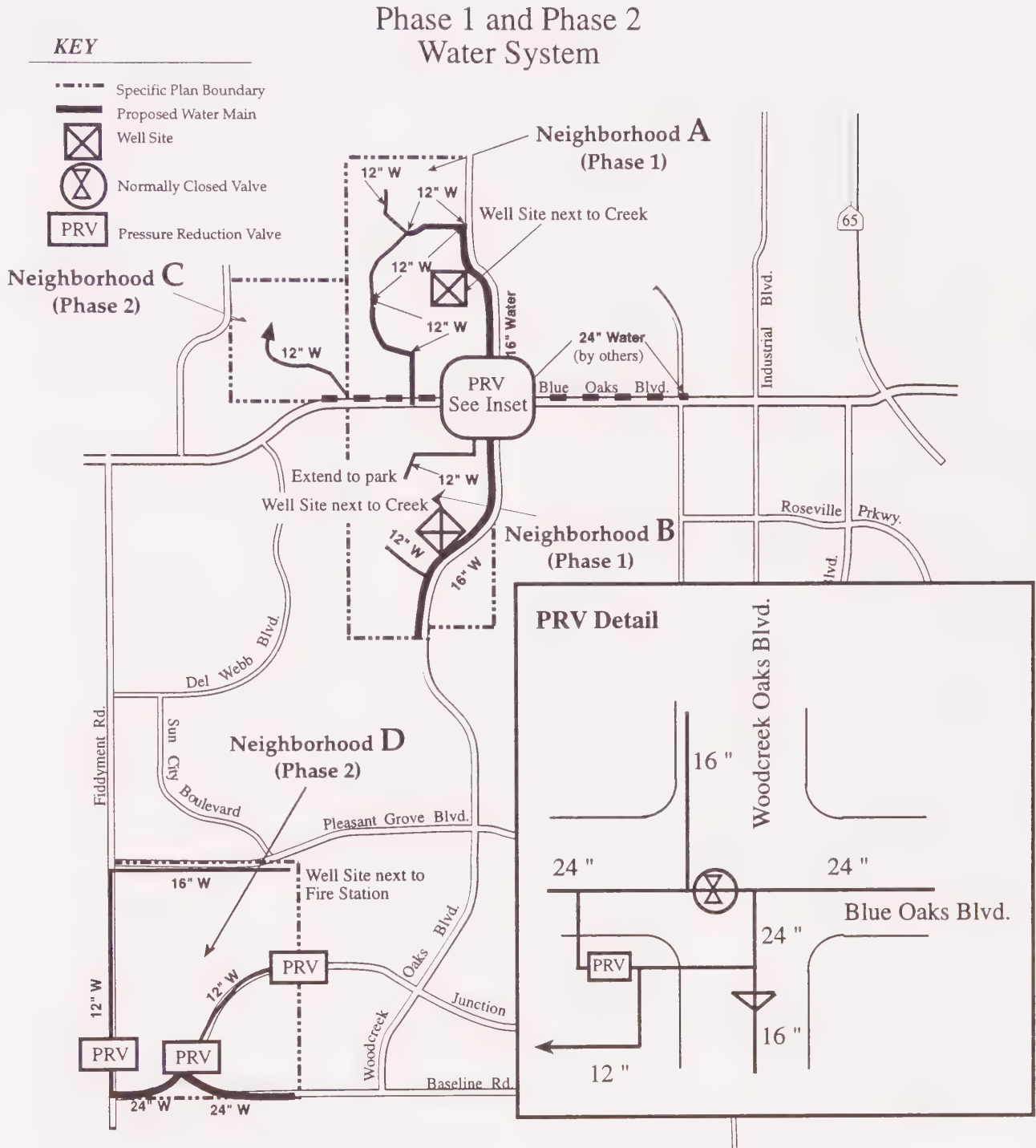
<u>Service</u>	<u>Provider</u>
Water	City of Roseville
Reclaimed Water	City of Roseville
Wastewater	City of Roseville
Drainage	City of Roseville
Solid Waste Disposal	City of Roseville
Police Protection	City of Roseville
Fire Protection	City of Roseville
Parks and Recreation	City of Roseville
High School	Roseville Joint Union High School District
Elementary School	Roseville City School District, Dry Creek School District (portion of Phase 2)
Library	City of Roseville
Electric Service	City of Roseville Electric Utility
Natural Gas	Pacific Gas & Electric
Telephone	Roseville Telephone Company and Pac Bell
Cable	Various privately owned services

6.3 WATER

Phase 1

The water system is design to be in compliance with the City's Water Master Plan. The backbone water infrastructure to serve Phase 1 includes a 24 inch line in Blue Oaks Boulevard and a 16 inch line in Woodcreek Oaks Boulevard. The 24 inch line in Blue Oaks Boulevard to the southeast corner of Neighborhood C (Phase 2) was constructed by the Del Webb

FIGURE 6-1
WATER DISTRIBUTION WITHIN PLAN AREA



Source: Wade Associates, June 4, 1997

Specific Plan. The 16 inch water line extension in Woodcreek Oaks Boulevard to the crossing of Pleasant Grove Creek will be constructed as part of the Phase 1 improvements in the North Roseville Specific Plan.

The water distribution lines within each neighborhood will typically be 12-inch.

Two well sites will be located in the Specific Plan area. The wells are to be located on sites of approximately 6,500 square feet adjacent to the backbone water lines and with public road access. Suitable locations occur in areas set aside in the Specific Plan in open space along the creeks and shall be out of floodplain and at least 100 feet from watercourse.

The location and size of all proposed water lines, the pressure reduction valve and the well sites are shown schematically in Figure 6-1.

Phase 2 (Future)

Neighborhood D (Phase 2) will connect to the existing 24 inch line in Pleasant Grove Boulevard and in Baseline Road, and the 12 inch line in Junction Boulevard. The lines will be extended west to Fiddymment Road. A 12 inch line in Fiddymment Road will complete the loop in the water system between Pleasant Grove Boulevard and Baseline Road. Pressure reducing stations will be required at the connections to existing lines in Junction Boulevard and in Baseline Road.

6.4 WASTEWATER

All sewer improvements are required to be consistent with the Regional Wastewater Master Plan. The North Roseville Specific Plan area will be served by the Roseville Regional Wastewater Treatment Plant on Dry Creek at the end of Booth Road until the new treatment plant is constructed by the City on Pleasant Grove Creek.

The construction of the Pleasant Grove Creek trunk sewer along the Pleasant Grove Creek drainage will reduce the number of lift stations in the system and will result in a more reliable gravity sewer system for the city and reduced energy consumption due to using a gravity system in lieu of electrical pumping.

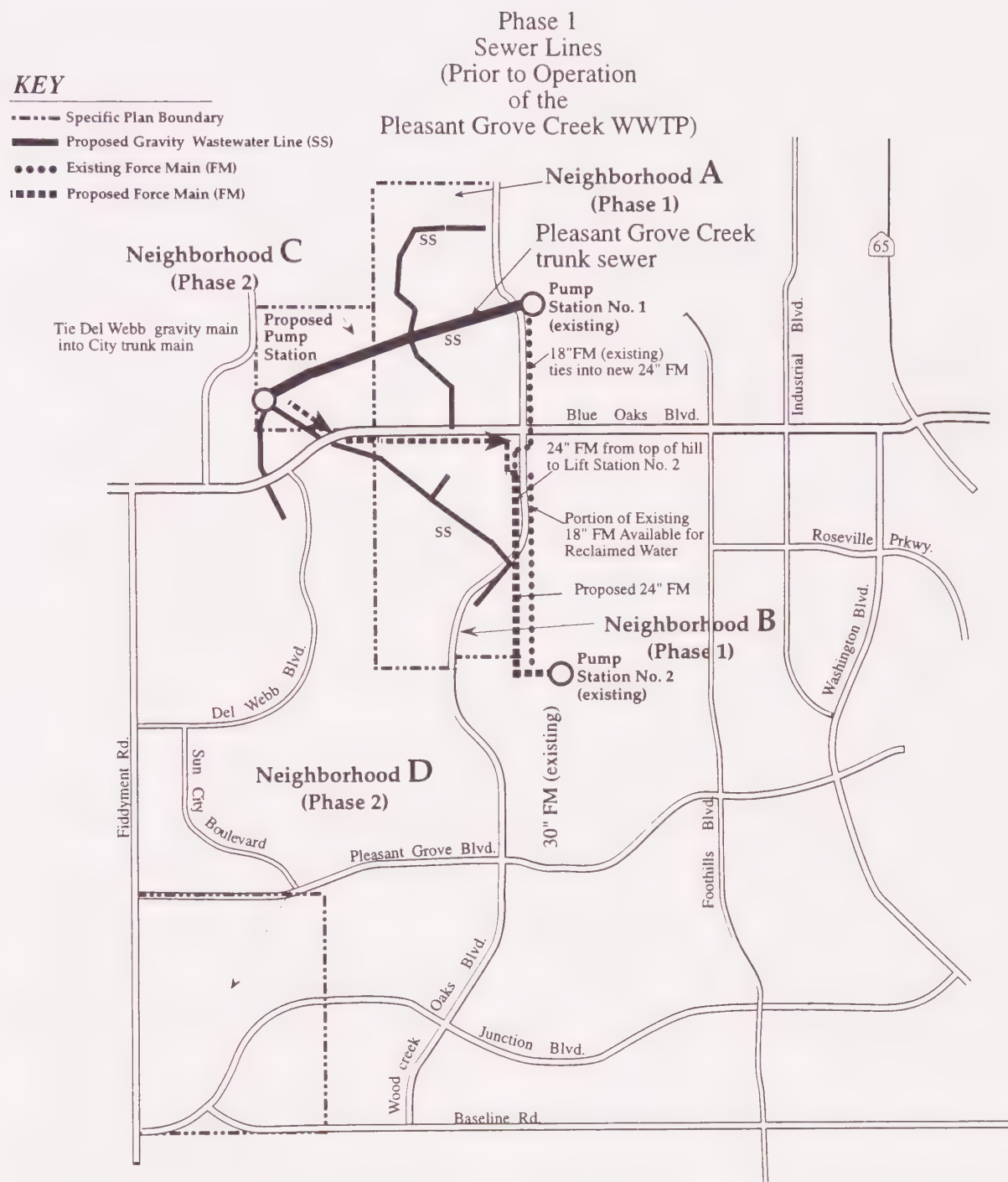
Phase 1

The wastewater system involves two phases, a short term and a long term improvement plan. The construction of a new treatment plant on Pleasant Grove Creek will result in redirecting the wastewater flow from this plan area to the west. The wastewater system is designed to ultimately convey wastewater from Neighborhoods A, B and C through a new Pleasant Grove Creek trunk sewer along the Pleasant Grove Creek alignment.

In the initial phase a new pump station will be located near the west edge of Neighborhood C along Pleasant Grove Creek adjacent to the new Pleasant Grove Creek trunk sewer. Neighborhood A and Neighborhood B (and a portion of Del Webb) will gravity flow to this new Pump Station. The sewage will be pumped through a new force main in Blue Oaks Boulevard into the new 24-inch force main to be constructed from a point at the top of the hill on Woodcreek Oaks Boulevard just south of Blue Oaks Boulevard south to existing Pump Station No. 2. The pump station shall be sized such that there are no impacts to any existing pump stations (i.e., is large enough to pump all the way to the treatment plant).

When the Pleasant Grove Creek plant begins operation, the wastewater from Neighborhoods A and B would no longer be pumped from the new pump station located in Neighborhood C, but would gravity flow on to the new plant downstream to the west through the new Pleasant Grove Creek trunk sewer.

FIGURE 6-2
PHASE 1 WASTEWATER COLLECTION SYSTEM



Source: Wade Associates, June 4, 1997

Phase 2 (Future)

With the development of future Phase 2 of the Specific Plan the system described above will be modified to accommodate development of Neighborhood C.

Wastewater in Neighborhood D, Phase 2, (Woodcreek West) will gravity flow to a new lift station to be located at the west side of the property near Fiddymment Road. Wastewater will then be pumped to a gravity line located near the power line corridor in the northeasterly area of the property and will gravity flow east to the existing 33-inch sewer flowing north along Sun City Boulevard. This gravity line flows to Pump Station No. 5 located along Fiddymment Road at Del Webb. Modifications will be required to Pump Station No. 5 for accommodating the additional flow from Neighborhood D.

"Possible Gravity System" (See Figure 6-3) will flow to pump station #5 from proposed pump station site, flowing down Fiddymment Rd.

6.5 RECLAIMED WATER

Phase 1

Reclaimed water suitable for landscape irrigation in the parks and at Eskaton will be available from the existing 18-inch line that terminates at Pump Station No. 2. With the wastewater system improvements implemented with Phase 1 the reclaimed water will be extended into the Plan Area as follows.

When the proposed 24-inch force main is constructed a portion of the existing 18-inch force main terminating at Pump Station No. 2 near the southeast corner of the Woodcreek North property (Neighborhood B, Phase 1) will be cleaned and used to convey reclaimed water. This 18" reclaimed water pipe will convey water to a point at the top of the hill just south of Blue Oaks Boulevard. The City will construct a 30-inch reclaimed water line from that point north along the Woodcreek Oaks Boulevard alignment to the north edge of the Plan Area (the City boundary).

A booster pump will be constructed on the reclaimed backbone system north of Pump Station No. 2.

Lateral lines will be extended from this 18-inch line to provide reclaimed water to serve North School Park (Parcel DC-50), Eskaton Village, Diamond Creek Park (Parcels DC-52 and DC-54) Pleasant Grove Park (Parcels WN-50 and WN-51) in Phase 1. The lateral line extending to the southeast corner of North School Park will provide an outfall for reclaimed water to cascade down the drainage way established in Parcel DC-82.

When the Pleasant Grove Wastewater Treatment Plant begins operation, the existing 30-inch wastewater line running south from Pump Station No. 2 will no longer be needed to convey wastewater south to the treatment plant. The existing 30-inch line south of Pump Station No. 2 will then be cleaned and used to convey reclaimed water north.

The force main conveying sewage from the pump station located on the west edge of Neighborhood C will be cleaned and converted to convey reclaimed water to the park planned in Neighborhood C, Phase 2.

Phase 2 (Future)

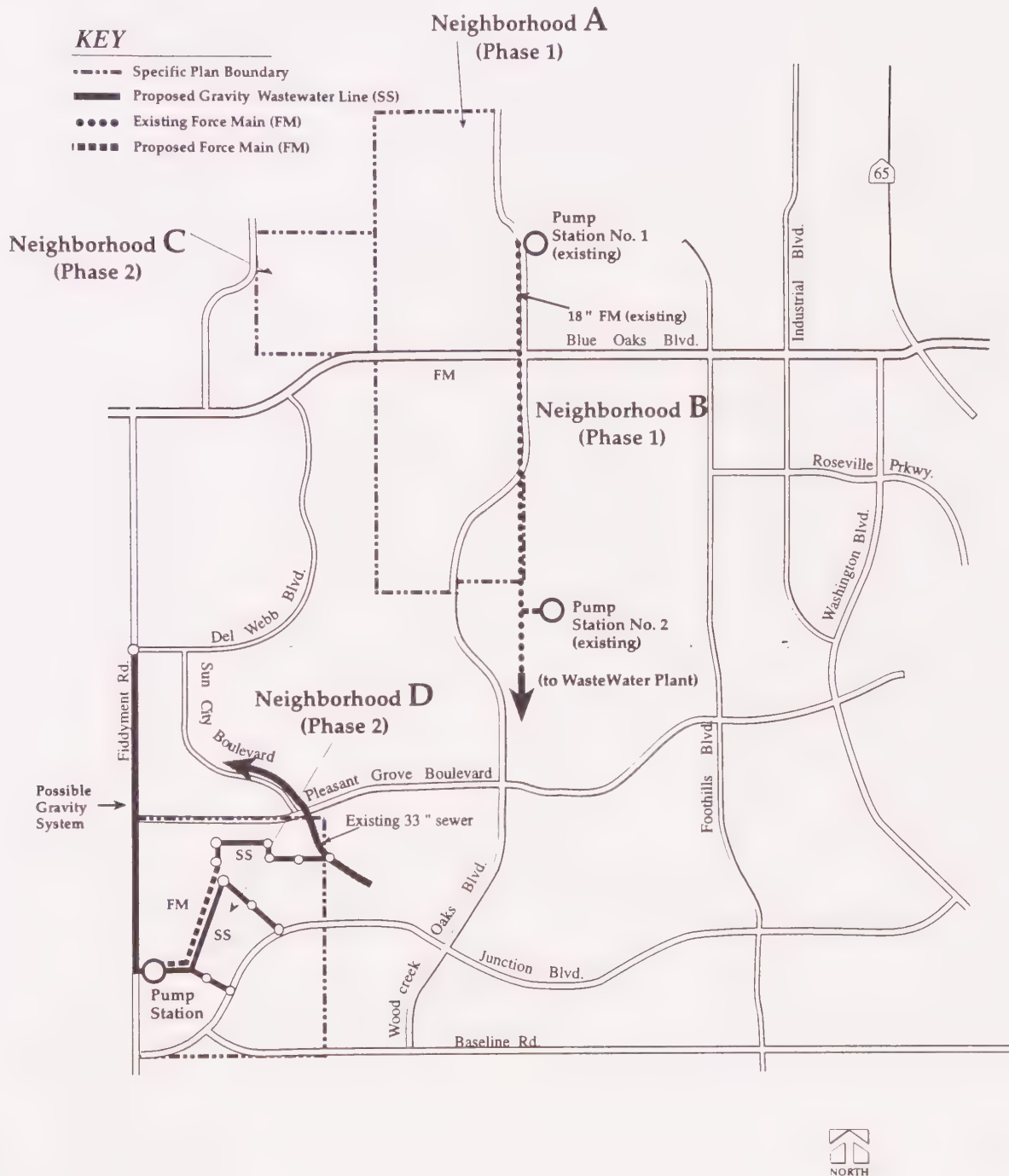
In future Phase 2 the existing reclaimed water lines in Baseline Road and Pleasant Grove Boulevard will be extended west to Fiddymment Road and a line extended along Fiddymment to form a loop system. A line will be extended to serve West School Park (WW-50).

6.6 DRAINAGE AND FLOOD CONTROL

The specific plan area is primarily in the Pleasant Grove Creek watershed. The main branch of Pleasant Grove Creek extends approximately one and a quarter miles, and the South Branch of Pleasant Grove Creek extends approximately one mile through the plan area. Both branches of the creek are generally sharply defined with vertical banks and a narrow floodplain varying from approximately 10 feet to 350 feet wide.

FIGURE 6-3
PHASE 2 WASTEWATER COLLECTION SYSTEM

Phase 2 Sewer Lines



Source: Wade Associates, June 4, 1997

FIGURE 6-4
RECLAIMED WATER DISTRIBUTION SYSTEM

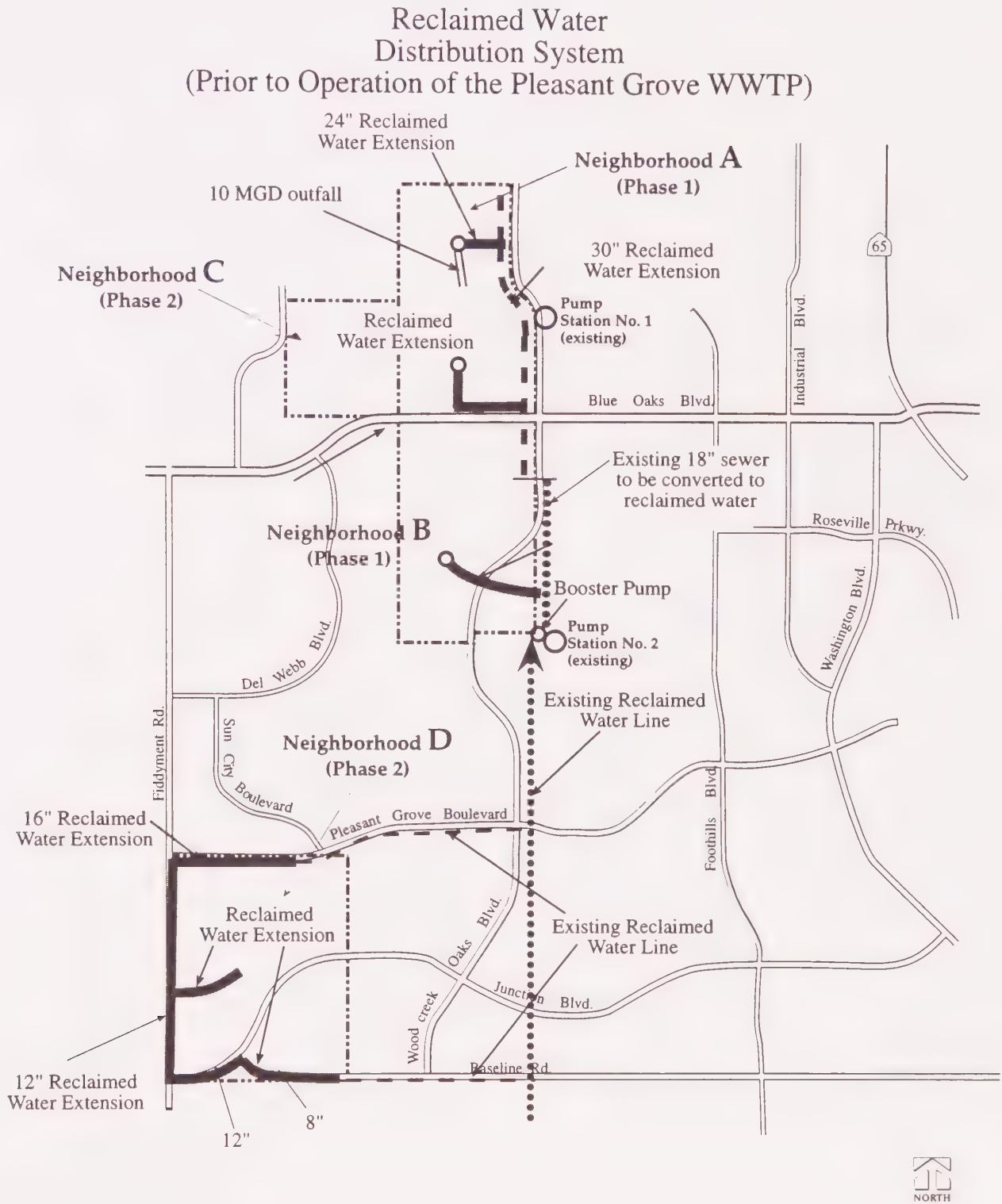
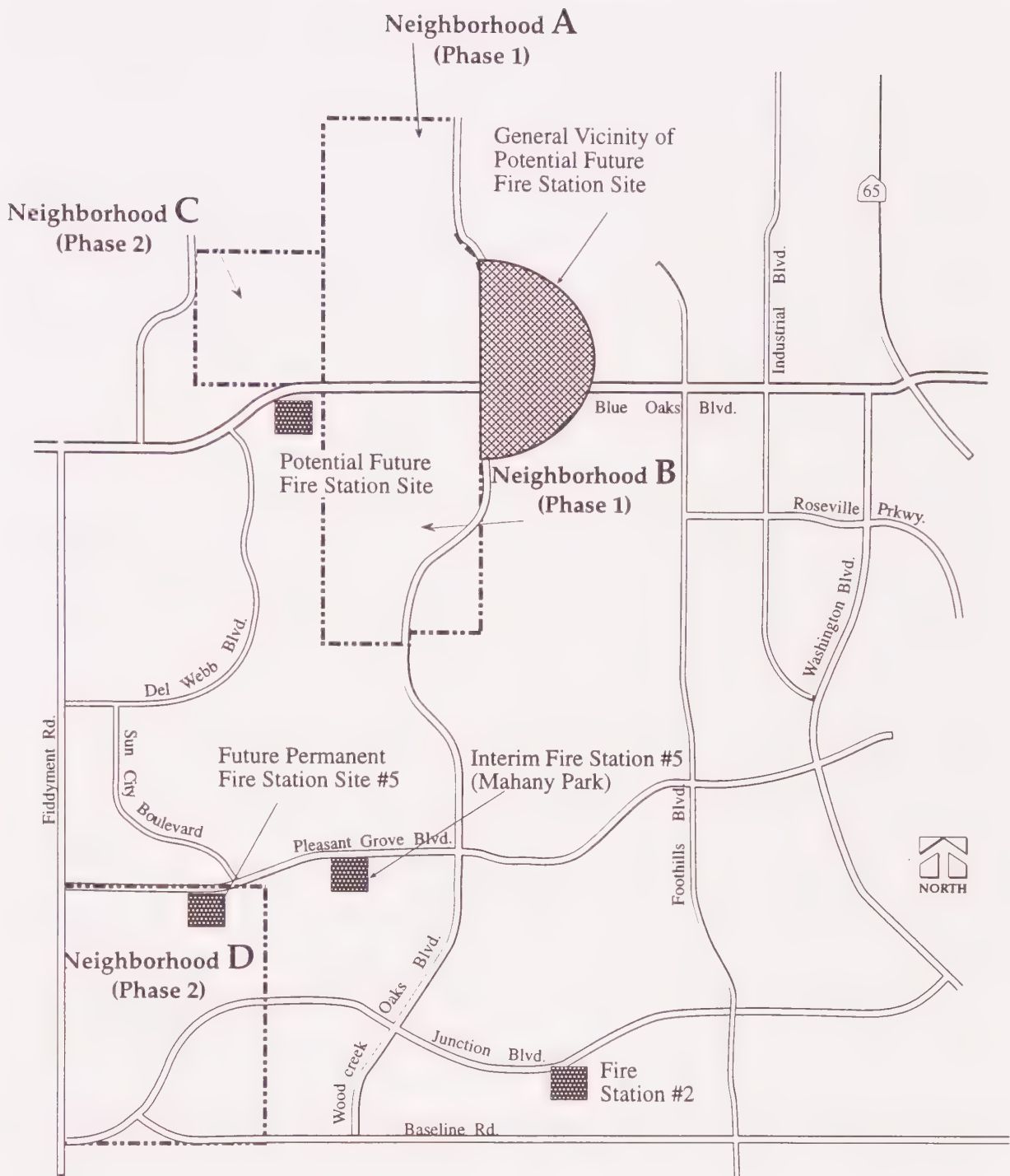


FIGURE 6-6
FIRE STATION LOCATIONS



Phase 1

Improvements to the drainage system within the specific plan area will include rechannelization of minor tributaries, construction of pipe conveyance systems and construction of culverts and bridges. Due to the location of this project within the Pleasant Grove Watershed, hydrologic modeling indicated that detention of runoff would be likely to contribute to peak flows downstream. Therefore, no detention facilities are proposed for that portion of the project within the Pleasant Grove Creek Watershed. The same is true for Neighborhood C in Phase 2.

Phase 2 (Future)

Neighborhood D (Phase 2) drains to Curry Creek. Within this watershed, hydrologic analysis indicates that detention would benefit peak flows downstream. Two detention basins encompassing a total of 2.69 acres are located along the north side of Baseline Road. These are designed to detain waters flowing south from the site. In addition, a portion of Woodcreek Oaks Park (Parcel WW-50) will be used for detention.

The design and construction of storm water collection facilities will be in accordance with the current City of Roseville Improvement Standards.

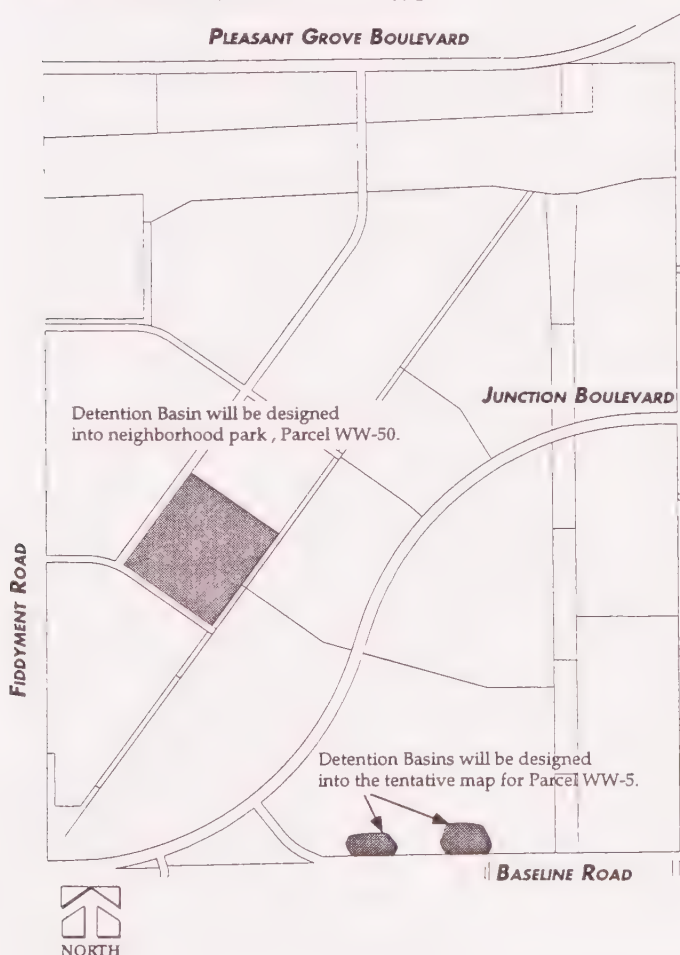
6.7 FIRE PROTECTION

Fire protection, suppression, emergency medical services and hazardous materials management for the project site will be provided by the Roseville Fire Department. The standard fire response for this project would include two 3-person engine companies, one 4-person ladder truck company and one chief officer.

The first responding station to Phase 1 and Neighborhood C (Phase 2) will be the Blue Oaks Fire Station Site. A site for this facility has been secured in the Del Webb Specific Plan. To better serve to North Roseville Specific Plan, North Industrial Area and the North Central Roseville Specific Plan Area, this Blue Oaks Station may be relocated to the east of the NRSP along Blue Oaks Blvd. (Refer to Figure 6-6).

Fire Station No. 5 will serve as the second responding engine for the Phase 1 plan area. Station #5 is an interim station currently located in Mahany Park. A permanent Fire Station No. 5 will be located in Woodcreek

FIGURE 6-5
PHASE 2 DRAINAGE BASIN LOCATIONS



West on the south side of Pleasant Grove Boulevard. This site will be available to accommodate the permanent site when the interim station in Mahany Park is phased out.

Neighborhood D, Phase 2, (Woodcreek West) will be served by Fire Station No. 5 Engine Company. Fire Station No. 2 Engine Company will serve as the second responding engine for Phase 2 (Woodcreek West). Station #2 is located at 1398 Junction Boulevard.

6.8 POLICE PROTECTION

The North Roseville Specific Plan area will be served by the Roseville Police Department. The police department provides all operations and patrols out of a central station located on Washington Boulevard approximately 3 miles from the Specific Plan area.

The North Roseville Specific Plan will comply with the City of Roseville's Building Security Ordinance to enhance the safety and security of residents.

6.9 PARKS AND RECREATION

A total of four new park sites will be dedicated in Phase 1 in the NRSP. These new parks will be operated by the Roseville Parks and Recreation Department.

In addition to the park sites provided in the specific plan area Mahany Park is located nearby at the intersection of Pleasant Grove Boulevard and Woodcreek Oaks Boulevard. Existing and planned facilities in this regional park include a community swim center, little league complex, softball and soccer fields, and a library.

With the city-wide facilities in Mahany Park so near the parks in the plan area are primarily oriented to the neighborhoods surrounding them. The parks are typically large for neighborhood parks, but they

include active recreation facilities. In most cases, they encompass the extensive oak woodlands along the major creeks and, therefore, are of city-wide interest. These parks and the adjacent open space are key features that help define the character of the plan area. An extensive trail system connects all the parks and open space with the school, commercial areas and residences.

6.9.1 City of Roseville Park and Recreation Requirements and Credits

The new park facilities comply with the City General Plan standard which requires the dedication of nine acres of park land per 1,000 residents. The nine acres is to be comprised of three acres of neighborhood or community parks, three acres of city-wide park and three acres of open space for every 1,000 residents. Each acre set aside for active park use is credited as a full acre. Partial credit ranging from 1:5 to 1:10 (one credit acre for five to ten acres dedicated) may be granted for an open space area that includes non-traditional recreational facilities and enables the preservation of unique environmental opportunities.

The Specific Plan Park dedication requirements are summarized on Tables 6-2 and 6-3. Acreage's and credits applied to the plan area are summarized on Tables 6-4 and 6-5. As can be seen from the tables, the Specific Plan area exceeds the City's General Plan requirements.

The substantial park area in the Woodcreek North project is intended to provide park area credit towards the park area requirement for Woodcreek West (Neighborhood D in future Phase 2) provided that park area meets the active recreation needs of the Woodcreek West residents.

6.9.2 Park Site Descriptions

Neighborhood "A" Phase 1 Parks

Parks in Neighborhood A are linked to one another via the natural open space corridor created by Pleasant Grove Creek. Parks in this area are further linked through landscaped corridors along streets. Neighborhood A encompasses a collective 34.6 acres of active park land.

North School Park

North School Park (Parcel DC-50) is 4.0 acres and is designated for joint use with the 8.0-acre elementary school located immediately to the north. Public facilities in North School Park may include softball and soccer fields, picnic areas, a tot lot, and large, grassy open areas for multiple use.

FIGURE 6-7
NORTH SCHOOL PARK

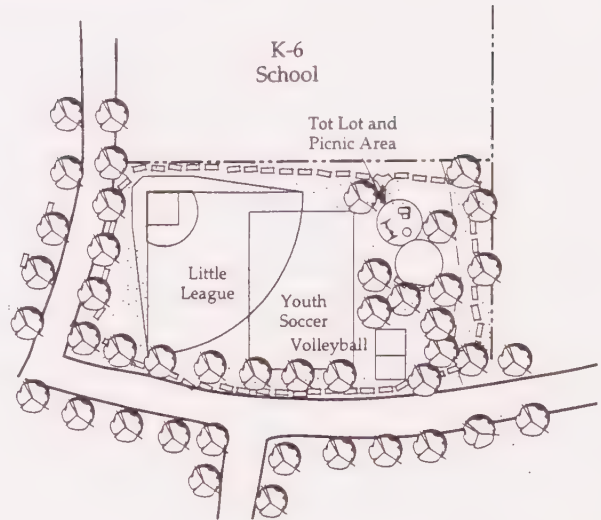


FIGURE 6-8
DIAMOND CREEK PARK

Diamond Creek Park

Diamond Creek Park (Parcels DC-51, DC-52, DC-53, DC-54) is located in the central portion of Neighborhood A's Diamond Creek property. The 30.5-acre Diamond Creek Park follows the Pleasant Grove Creek corridor.

Public facilities in Diamond Creek Park may include active uses such as softball and soccer fields (both lighted and non lighted), basketball and tennis courts, volleyball, large turf areas, picnic areas, tot lots and playgrounds, a small (1500 sq. ft.) community center and parking areas. Passive uses such as trails will also be featured in this park. Paved creekside trails will meander through the park and adjacent open space areas providing vital linkages to other area uses. Opportunities for interpretive centers and picnic areas may be provided as well.



Neighborhood "B" Phase 1 Parks

Parks in Neighborhood B are linked to one another via the natural open space corridor created by the South Branch of Pleasant Grove Creek. Neighborhood B encompasses 44.6 active acres of park land.

Commons Park

Commons Park (Parcel M-51) is located in the central portion of Neighborhood B just north of the South Branch of Pleasant Grove Creek. The 2.7-acre Commons Park serves as a neighborhood commons and a portal to the pedestrian bridge in the creek pedestrian corridor. Facilities in Commons Park may include a play and picnic area, basketball courts and open space.

Pleasant Grove Creek Park

Pleasant Grove Creek Park (Parcels WN-50 and WN-51) is located in the center of Neighborhood B adjacent to Woodcreek Oaks Boulevard. A portion of the park lies east of Woodcreek Oaks Boulevard and serve the small neighborhood there. A pedestrian connection along the creek will run under Woodcreek Oaks Boulevard. Facilities in the 41.9-acre Pleasant Grove Creek Park will include both active and passive recreation opportunities including possible amphitheater and basketball courts, turf areas for active play, picnic areas, a tot lot, and connections to the trail systems. A minimum of three acres suitable for a softball diamond or soccer field will be adjacent to the school.

Neighborhood "C" Phase 2 Parks (Future)

Fiddymet/ Blue Oaks Park

Fiddymet Park (Parcels W-50, W-51, W-52, W-53) is located adjacent to the Blue Oaks Park along Blue

FIGURE 6-9
COMMONS PARK

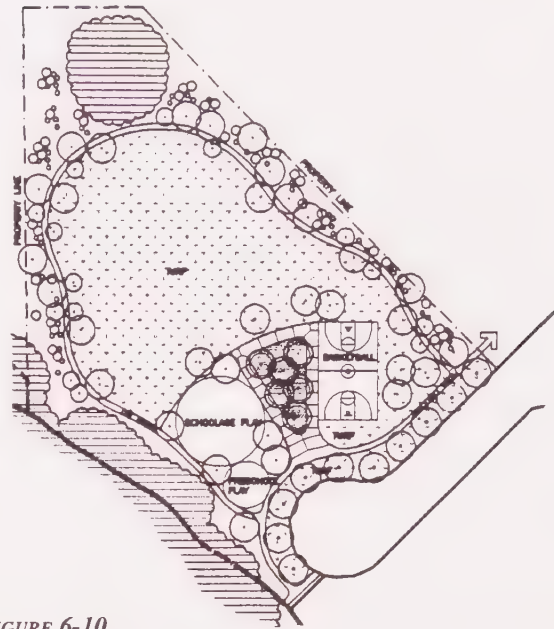


FIGURE 6-10
PLEASANT GROVE PARK



FIGURE 6-11
FIDDYMENT PARK



Oaks Boulevard. The park (17.6 acres) will function as a single community park and may include active facilities such as soccer, and softball fields as well as picnic areas, tot lots and parking.

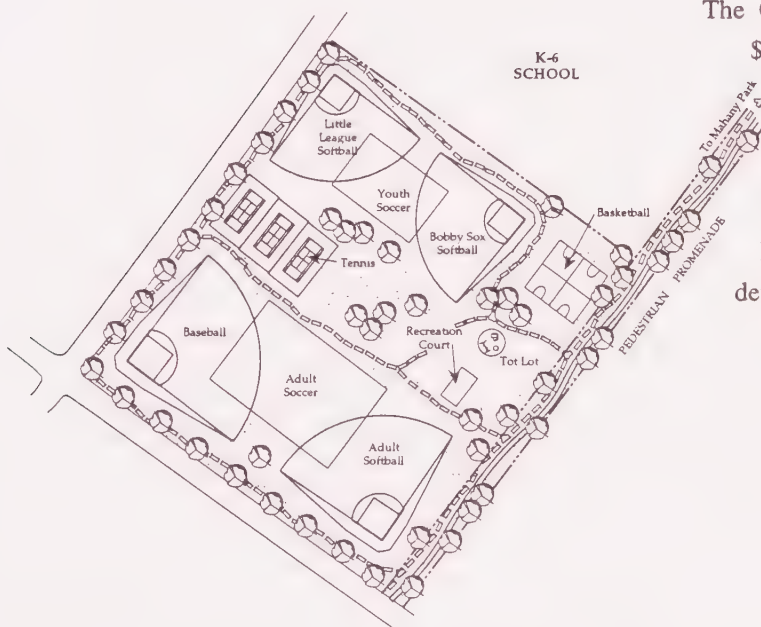
A trail in the open space along Pleasant Grove Creek will link this park with Diamond Creek Park to the east. A trail, as provided by the Del Webb Specific Plan, from Blue Oaks Park will cross under Blue Oaks Boulevard along the South Branch of Pleasant Grove Creek and will connect to the Commons Park and Pleasant Grove Park to the southeast.

Neighborhood "D" Phase 2 Parks (Future)

Woodcreek West Park

Woodcreek West Park (Parcel WW-50) is located in the western-central portion of Phase 2: Neighborhood B along the pedestrian promenade that extends to the pedestrian trail connecting to Mahany Park. Facilities in the 12.0 acre park may include softball, baseball, soccer, basketball, a recreation court, tot lot, picnic areas and multiple purpose turf.

FIGURE 6-12
WOODCREEK WEST PARK



Park Sequencing

The Community Facilities District will provide \$500,000 of advance funding for park development. These funds will be used to construct the pedestrian bridge as well as bike trails that create the link to Commons Park as shown in Figure 6-9. Additionally, Commons Park will be constructed turnkey with the development of the Mourier 140 project.

TABLE 6-2
PARK AREA FOR PHASE 1

	WOODCREEK NORTH	DIAMOND CREEK	ESKATON VILLAGE	MOURIER 140	Total
Rezone Area Total Acreage	232.9	308.8	52.1	140.5	734.3
Total Units	566	997	400	511	2,474
All Residential Units (less Eskaton)	566	997		511	2,074
Population	1,438	2,532	600	1,298	5,868
Required Park Acreage	12.9	22.8	5.4	11.7	52.8
Open Space	44.6	20.3		13.4	78.3
Proposed Net Active Park Acreage	41.9	34.6		2.7	79.2
Proposed Total Park and Open Space Acreage	86.5	54.9		16.1	157.5

6.10 SCHOOLS

6.10.1 High School

The North Roseville plan area is entirely within the Roseville Joint Union High School District. Woodcreek Oaks High School, a new state-of-the-art facility, is located immediately south of Mahany Park near the plan area.

The plan area will generate an estimated 390 high school students. It is anticipated that students from this area will attend Woodcreek Oaks High School.

6.10.2 Elementary and Junior High Schools

All of Neighborhood A and B in Phase 1 and Neighborhood C in Phase 2 are within the Roseville City School District.

Two elementary school facilities and one intermediate school campus are planned for Phase 1. North School (Parcel DC-70) is an 8.0 acre elementary school site in Neighborhood "A". Central School (Parcel WN-

70) is an 8.0 acre elementary school site in Neighborhood "B". A 22.3 acre junior high site (M-70) is located in Neighborhood "B" along the South Branch of Pleasant Grove Creek adjacent to Blue Oaks Boulevard.

Neighborhood D, in future Phase 2 is located in the Dry Creek Elementary School District. A 10 acre elementary school site (WW-70) is located adjacent to the 12.0 acres neighborhood park site (WW-50) in this neighborhood.

The school enrollment estimates for each neighborhood and for the elementary and high school districts are summarized in Table 6-7.

School Sequencing

School sites shown on the plan are reserved for the school district. The sequence of development of these sites will be determined by the district.

The North Roseville Specific Plan is required to fully mitigate school impacts in accordance with the Specific Plan Development Agreements.

TABLE 6-3
PARK AREA REQUIREMENT FOR PHASE 2 AND TOTAL SPECIFIC PLAN

	WOODCREEK WEST	WALAIRE 160	Total
Rezone Area Total Acreage	492.6	161.0	653.6
Total Units	2,014	561	2,575
All Residential Units	2,014	561	2,575
Population	5,116	1,425	6,541
Required Total Park Acreage	46.0	12.8	58.85
Open Space	14.8	4.1	18.9
Proposed Net Active Park Acreage	12.0	17.6	29.6
Proposed Total Park and Open Space Acreage	91.4	49.9	141.3

TABLE 6-4
PHASE 1: DESIGNATED PARK AND OPEN SPACES

Parks	Parcel #	Actual Acreage	Allowance	Park Credit
North School Park	DC-50	4.1	1:1	4.1
Diamond Creek Park	DC-51	4.0	1:1	4.0
Diamond Creek Park	DC-52	8.1	1:1	8.1
Diamond Creek Park	DC-53	10.8	1:1	10.8
Diamond Creek Park	DC-54	7.6	1:1	7.6
Commons Park	M-50	2.7	1:1	2.7
Pleasant Grove Creek Park	WN-50	26.0	1:1	26.0
Pleasant Grove Creek Park	WN-51	15.9	1:1	15.9
Parks Subtotal:		79.2		79.2
Open Space	DC-82	1.3	1:10	.13
Open Space	DC-80	6.8	1:10	.68
Open Space	DC-81	13.5	1:10	1.3
Open Space	M-80	10.5	1:10	1.05
Open Space	M-81	2.9	1:10	.29
Open Space	WN-80	6.8	1:10	.68
Open Space	WN-81	10.8	1:10	1.08
Open Space	WN-82	9.2	1:10	.92
Open Space	WN-83	1.5	1:10	.15
Open Space	WN-84	1.1	1:10	.11
Open Space	WN-85	15.2	1:10	1.52
Open Space Subtotal:		79.6		7.96
PHASE 1 TOTAL PARK AND OPEN SPACE		158.8		87.16
Required Park Area				52.8

This includes only public open space. Both Parcels EV-1 and DC-9B also have private open space.

TABLE 6-5

FUTURE PHASE 2: DESIGNATED PARK AND OPEN SPACES

Parks	Parcel #	Actual		Park Credit
		Acreage	Allowance	
Woodcreek West Park	WW-50	12.0	1:1	12.0
Fiddymment Park	W-50	13.0	1:1	13.0
Fiddymment Park	W-51	0.4	1:1	0.4
Fiddymment Park	W-52	0.3	1:1	0.3
Fiddymment Park	W-53	3.9	1:1	3.9
Park Subtotal:		29.6		29.6
Open Space				
Open Space	WW-80	9.5	1:10	0.95
Open Space (Wetland)	WW-81	21.2	1:10	2.12
Open Space (Wetland)	WW-82	26.2	1:10	2.62
Open Space	WW-83	1.3	1:10	0.13
Open Space (Promenade)	WW-84	1.2	1:10	0.12
Open Space (Promenade)	WW-85	0.6	1:10	0.06
Open Space (Promenade)	WW-86	0.8	1:10	0.08
Open Space (Promenade)	WW-87	0.3	1:10	0.03
Open Space (Promenade)	WW-88	0.3	1:10	0.03
Open Space (Promenade)	WW-89	0.7	1:10	0.07
Open Space	WW-90	1.7	1:10	0.17
Open Space	WW-91	3.5	1:10	0.35
Open Space	WW-92	2.4	1:10	0.24
Open Space	WW-93	2.1	1:10	0.21
Open Space	WW-94	3.0	1:10	0.3
Open Space	WW-95	2.6	1:10	0.26
Open Space	WW-96	1.8	1:10	0.18
Open Space	W-80	17.5	1:10	1.75
Open Space	W-81	10.0	1:10	1.0
Open Space	W-82	4.8	1:10	0.48
Open Space Subtotal:		111.5		11.2
PHASE 2 TOTAL PARKS AND OPEN SPACE		141.1		40.8
Required Park Acreage				58.8

Note: Phase 1 had an excess of 34.36 ac. of Park that when added to the Phase 2 totals will result in 16.36 ac. above the City Requirements for Phase 1 and Phase 2 combined.

6.11 LIBRARY

A 10,300 square foot city branch library will be located adjacent to the plan area within Mahany Park. A proposed library facility of equal size is also planned in the North Central Specific Plan area at the northeast intersection of Roseville Parkway and Eastpark Drive.

The City's General Plan standard for new library facilities is one new branch library (approximately 10,300 square feet) for every 15,000 to 20,000 population. The North Roseville Specific Plan is expected to ultimately produce a population of 6,645 residents in Phase 1. Phase 2 will generate 6,568 residents. The City's planned library facilities are anticipated to be adequate to serve Plan Area residents.

If established by the city, landowners will participate in a city-wide financing mechanism for future library facilities.

6.12 UTILITIES

6.12.1 Electric

The Roseville Electric Department will supply electricity in the Plan Area. The Electric Master Plan calls for construction of 60kv overhead lines along Fiddymment Road to Blue Oaks Boulevard, and then an extension of these lines to the east along the north side of Blue Oaks Boulevard to Woodcreek Oaks Boulevard. In addition, an existing 60kv overhead line north of Blue Oaks will be extended north along Woodcreek Oaks Boulevard to the northern boundary of the Plan Area.

An electrical substation will be located on a one-acre site (DC-90) on the Diamond Creek property. A major receiving station has been constructed adjacent to Neighborhood D, Phase 2 south of Pleasant Grove Boulevard and east of Fiddymment Road.

All electric facilities will be constructed in accordance with the current City standards.

6.12.2 Street Lighting

Street lighting will be provided along all roadways in the plan area at intervals in accordance with city policy. Street lights will be financed and constructed as part of the roadway frontage improvements.

6.12.3 Natural Gas

Natural gas will be provided by Pacific Gas and Electric Company (PG&E) on request and in accordance with the rules and tariffs of the California Public Utilities Commission. Although PG&E's long-range plans provide for availability of gas service to accommodate increased demand, delivery of gas service to any particular subdivision will need to be reviewed by PG&E at the time of proposal.

6.12.4 Communication

The North Roseville Specific Plan will be served by Roseville Telephone and one or more private cable television companies. Appurtenant facilities may be installed at grade level per existing utility construction standards. Distribution lines to individual tracts will occur as development takes place

TABLE 6-7
SCHOOL FACILITY REQUIREMENTS

North Roseville Specific Plan
School Facility Requirements

Phase 1

	Single Family/ Detached	Multi Family / Attached	Students Generated	School Capacity	Schools Required
Roseville City School District					
units	1,848	275			
Grades K-6	0.3993	0.1339	775	600	1.29
Grades 7-8	0.1193	0.0400	231	800	0.29
Total:			1,006	1,400	
Roseville High School District					
units	1,848	275			
Grades 9-12	0.2362	0.0445	436	1800	0.24
Total:			436	1800	

Phase 2

	Single Family/ Detached	Multi Family / Attached	Students Generated	School Capacity	Schools Required
Roseville City School District					
units	511	50			
Grades K-6	0.3993	0.1339	211	600	0.35
Grades 7-8	0.1193	0.0400	63	800	0.08
Total:			274	1,400	
Roseville High School District					
units	2,079	496			
Grades 9-12	0.2362	0.0445	491	1800	0.27
Total:			491	1800	

	Single Family/ Detached	Multi Family / Attached	Students Generated	School Capacity	Schools Required
Dry Creek Joint Elementary School District (Woodcreek West Only)					
units	1,568	446			
Grades K-5	0.3480	0.1710	622	750	0.83
Grades 6-8	0.1140	0.0900	219	1,100	0.20
Total:			841	1,850	

Phase 1 and 2 Combined

	Single Family/ Detached	Multi Family / Attached	Students Generated	School Capacity	Schools Required
Roseville City School District					
units	2,359	325			
Grades K-6 (77 percent)	0.5186	0.1740	986	600	1.64
Grades 7-8 (23 percent)	0.5186	0.1740	294	800	0.37
Total:			1,280	1,400	
	Single Family/ Detached	Multi Family / Attached	Students Generated	School Capacity	Schools Required
Dry Creek Joint Elementary School District (Woodcreek West Only)					
units	1,568	446			
Grades K-5	0.3480	0.1710	622	750	0.83
Grades 6-8	0.1140	0.0900	219	1,100	0.20
Total:			841	1,850	
Roseville High School District					
units	3,927	771			
Grades 9-12	0.2362	0.0445	928	1800	0.52
Total:			928	1800	



7. IMPLEMENTATION

7.1 DEVELOPMENT AGREEMENTS

The City, subject to the provisions of this specific plan, has executed project development agreements with each individual Phase 1 land owner in accordance with City of Roseville Zoning Ordinance No. 802. The individual project development agreements are the primary implementation tool for the specific plan. The agreements are binding contracts between the city and land owners which set the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to development of the plan area. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of the parties. The project development agreements have 20-year terms, run with the property, and may only be modified by mutual consent of the City and the landowner.

Development agreements for Phase 2 properties will be entered into if and when the City approves rezoning on these properties.

7.2 MITIGATION MONITORING

A mitigation monitoring program consistent with the Public Resources Code 21081.6 has been adopted with the Final EIR for the plan. The purpose of the mitigation monitoring program is to ensure implementation of mitigation measures included in the EIR.

7.3 FINANCING OF PUBLIC IMPROVEMENTS

The development of the public improvements necessary to serve the residents and businesses in Phase 1 the North Roseville plan area will be funded by a variety of methods. Basic improvements may be funded with developer capital but other forms of common area facilities funding such as a Community Facilities District, tiered multiple CFDs, and/or statutory assessment districts may be formed to fund the basic sewer, water, drainage, and street improvements. A general approach to financing improvements is summarized in Table 7-1.

TABLE 7-1
PUBLIC IMPROVEMENTS PRIMARY FINANCING
METHODS FOR PHASE 1

<u>Facility</u>	<u>Typical Financing Methods</u>
Major Roads and Utilities	Fees and CFD ¹
Water Supply	Fees and CFD
Water Transmission	Fees and CFD
Reclaimed Water	Fees and CFD
Wastewater Collection and Treatment	Fees and CFD
Drainage Improvements	Fees and CFD
Parks	Fees and CFD
School Site Acquisition	Fees and CFD
School Construction	Fees
Library	Fees
Fire Facilities	Fees and CFD
Landscape Maintenance	CFD

¹ Community Facilities District

Details relating to financing, improvement obligations, payment of fees, reimbursements, land dedications, and conveyances, maintenance of public facilities, and other public facility financing obligations are included in the North Roseville Specific Plan Phase 1 Development Agreements.

7.4 SUBSEQUENT ENTITLEMENTS

Development within the specific plan area is subject to approval of subsequent permits and entitlements by the city in accordance with the Zoning Ordinance and other applicable titles in the Roseville Municipal Code. In addition, permits may be required by other agencies such as the U.S. Army Corps of Engineers and Department of Fish and Game. Depending on the type of development proposed, the following permits and associated review and approval may be required:

- Administrative Permit
- Design Review Permit
- Design Review for Residential Subdivision
- Major Project Permit
- Conditional Use Permit
- Sign Permit
- Tentative Map
- TSM plan
- 404 Permit
- RWQCB water quality certificate
- F and A streambed A4 agreement
- State storm water/NPDES
- PLAPCID authority to construct
- HAZ material permits

7.5 SPECIFIC PLAN AMENDMENT PROCEDURES

The specific plan may be amended by resolution through the same procedures by which it was adopted. Such amendments require review by the Roseville Planning Commission and Roseville City Council. Each amendment shall include all sections or portions of the specific plan that are affected by the change to ensure internal consistency. All amendments are required to be consistent with the City of Roseville General Plan.

The Planning Director may make the determination that a proposed change is consistent with the intent and basic provisions of the NRSP, and therefore in substantial conformity with the plan. In such cases, no amendment to the plan is required.

U.C. BERKELEY LIBRARIES



C124919467

